

2324

State of Alabama }
SHELBY County }

179 PAGE 20

Know All Men By These Presents,

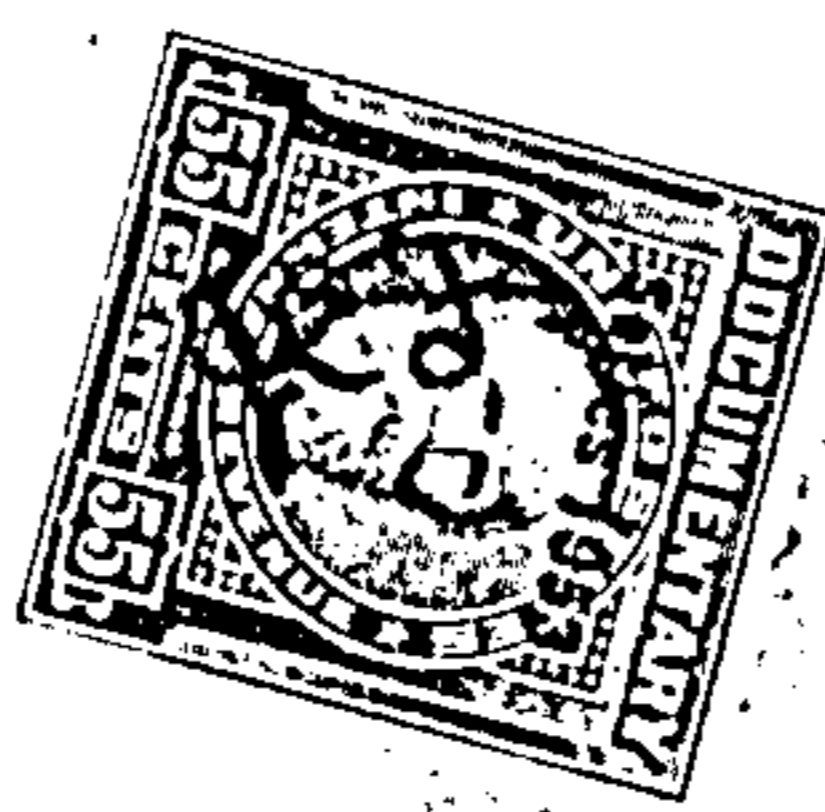
That in consideration of FOUR HUNDRED SEVENTY-FIVE AND NO/100----- DOLLARS

to the undersigned grantor J. C. Farr, an unmarried man
in hand paid by Fred R. Templin and Annie Mae Templin (husband and wife)
the receipt whereof is acknowledged I the said J. C. Farr

do grant, bargain, sell and convey unto the said Fred R. Templin and Annie Mae Templin
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 21, Range 1 East,
Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Fred R. Templin and Annie Mae Templin

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,
this 17th day of March, 1956.

WITNESSES:

J. C. Farr (Seal)

(Seal)

State of ALABAMA }
SHELBY COUNTY }

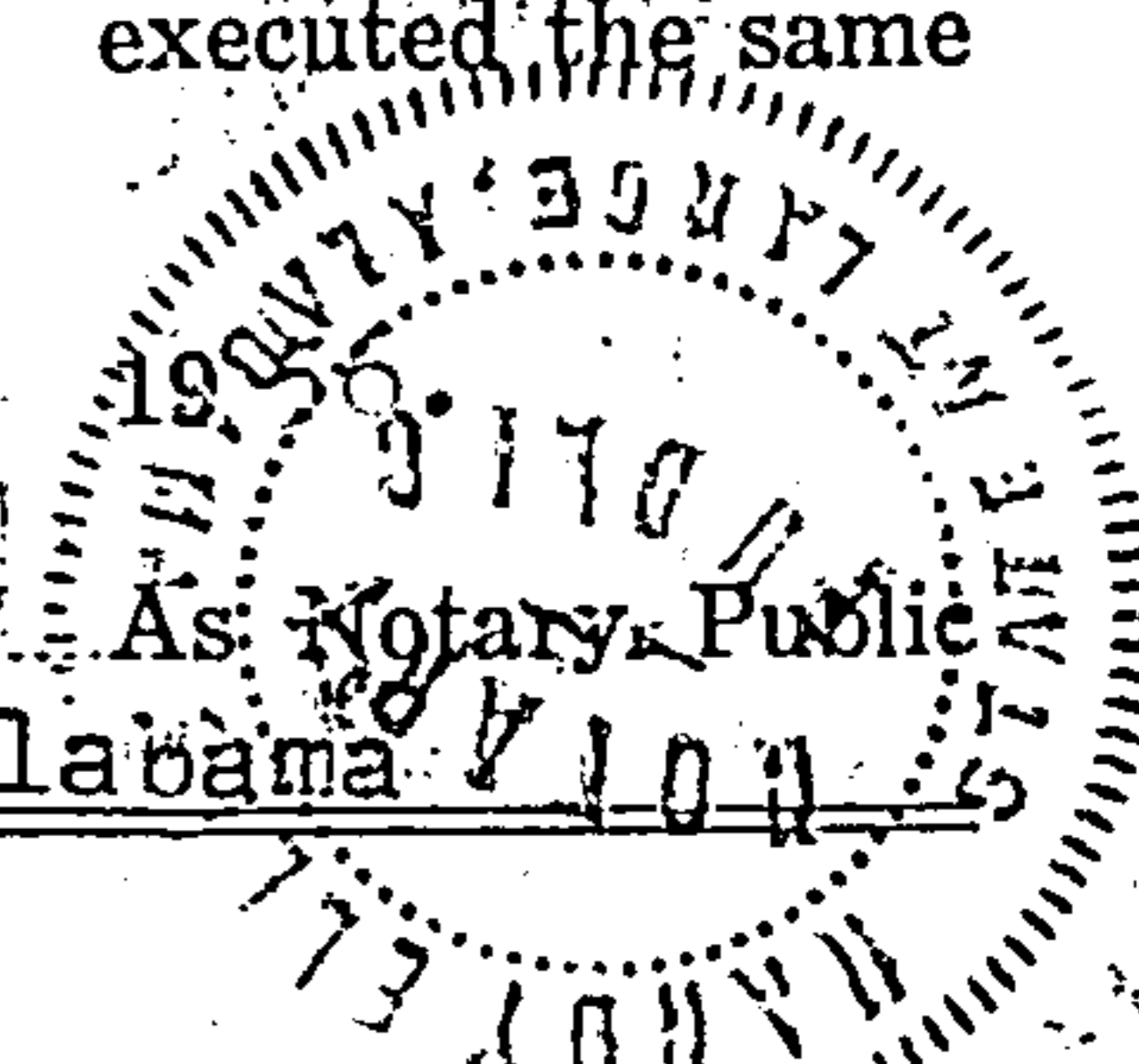
State at large for Alabama

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that J. C. Farr, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March

My commission expires in 1959

Handy Ellis



As Notary Public State at large for Alabama

State of ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 22 day of March 1956 at 4 o'clock P. M. and recorded in Deed Record 129 Page 20 and the mortgage tax of \$0 has been paid.

the within named to be the wife of the within named separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Judge of Probate