

2912 \$ 2000.00 #2202ed

State of Alabama }
SHELBY County

Know All Men By These Presents, PAGE 481

That in consideration of ONE AND NO/100 ----- DOLLARS
and other good and valuable consideration

to the undersigned grantor George F. Perry and wife, Bettie Ann Perry

in hand paid by James D. Seaman and wife, Bertha A. Seaman

the receipt whereof is acknowledged we the said George F. Perry and wife, Bettie Ann Perry

do grant, bargain, sell and convey unto the said James D. Seaman and wife, Bertha A. Seaman

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Lots 9, 14, 15 and 16 in Block 13 in the Town of Montevallo, according to the survey and Plat of a part of Section 3 Township 24 Range 12 East, called South Montevallo, made by Seaman D. Brown. The said lots having been called and known as the "Large" lots and later as the "George R. Allen" lot, situated in Shelby County, Alabama, said property being more particularly described as follows: Begin at the center of Section 3 Township 24 Range 12 East and run South 44 Deg 8' West 961.5 feet; thence North 17 deg 58' West 1310 feet; thence North 72 deg East 180 feet to the beginning point; thence North 17 deg and 58' West, 182 feet, more or less, to the South line of the right of way of the State Highway; thence North 72 deg East along the South line of said Highway right of way 208.9 feet, more or less, to the West line of Cotton Mill property; thence South 17 deg and 58' East 182 feet; thence South 72 deg and 02' West 208.9 feet to the beginning point and all being in Shelby County, Alabama.

EXCEPTING that part of the above described tract, which has heretofore been conveyed to, the Town of Montevallo, described as follows: Begin at the Northeast corner of above described tract of land at the South boundary of said right of way of said State Highway and proceed perpendicular to said Highway in a Southerly direction 182 feet to the Southeast corner of said tract of land; thence in a Westerly direction along the South line of said tract of land and parallel with said Highway a distance of 50 feet; thence in a Northerly direction parallel with the East line of said above described tract of land a distance of 182 feet to the South boundary of the right of way of said Highway; thence in an Easterly direction along the South boundary of said State Highway and parallel with the South line of the said above described tract of land a distance of 50 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said

James D. Seaman and wife, Bertha A. Seaman

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 we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seal,

this day of April, 1956.

WITNESSES:

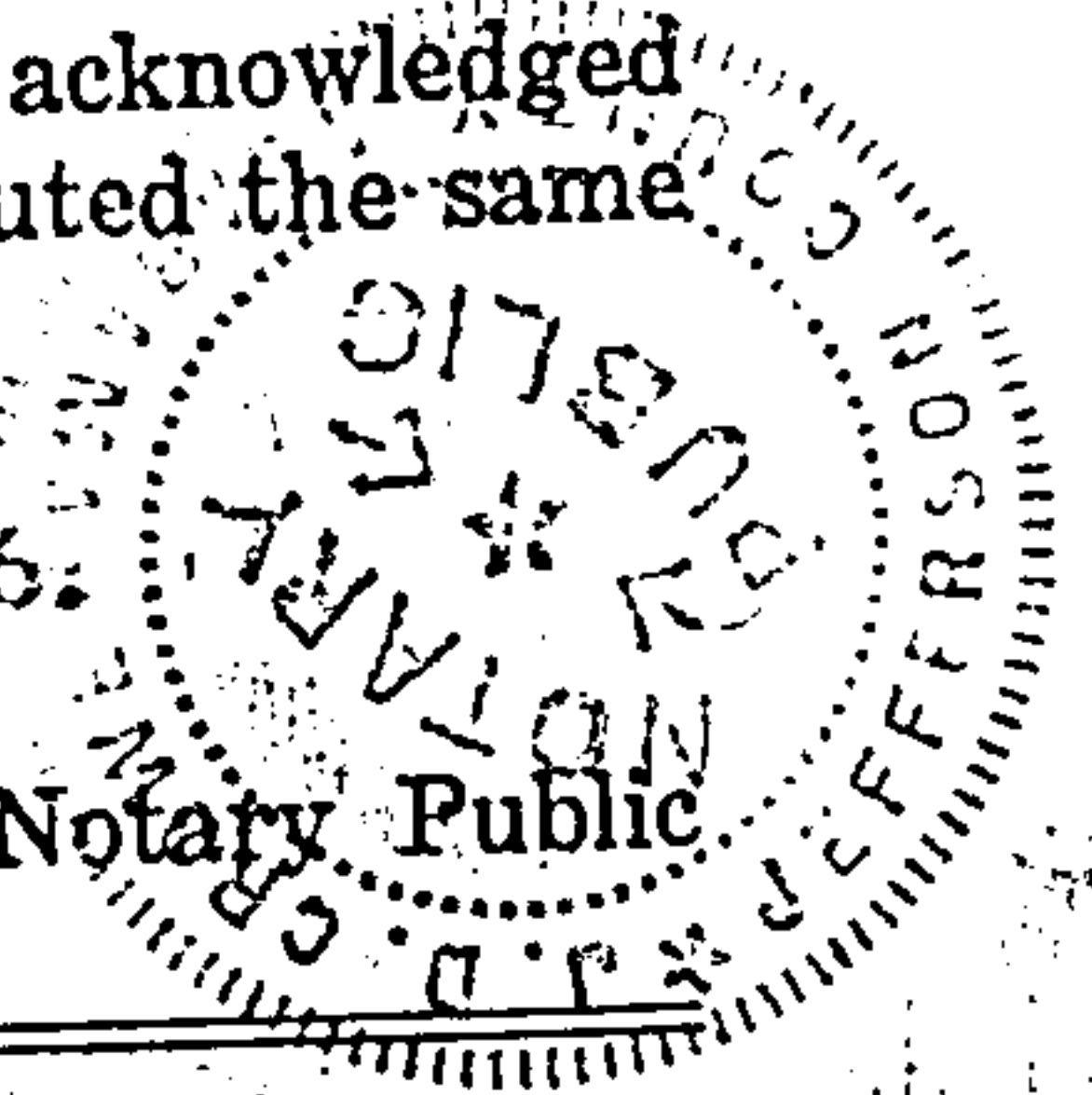
George F. Perry (Seal.)
Bettie Ann Perry (Seal.)

State of ALABAMA }
JEFFERSON COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that George F. Perry and wife, Bettie Ann Perry whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of April 27 1956.

J. W. Cronis As Notary Public
Term Expires 1958-



STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 2 day of May 1956 at 8 o'clock P. M. and recorded in Book 779 Page 481 and the Mortgage Tax of Deed Tax of 2.00 has been paid.

I, _____ Judge of Probate, State, do hereby certify that on the _____ day of _____, 1956, _____ known to me the within named _____ who, being examined