

H 7.15 2nd Floor

3068

BOOK 180 PAGE 95

State of Alabama }
SHELBY County

Know All Men By These Presents,

That in consideration of Six Thousand Two Hundred Fifty and no/100 - - - - -DOLLARS

to the undersigned grantor J. H. Davis and wife, Henrietta Davis

in hand paid by W. E. Garrett and wife, Grace A. Garrett

the receipt whereof is acknowledged we the said J. H. Davis and wife, Henrietta Davis

do grant, bargain, sell and convey unto the said W. E. Garrett and wife, Grace A. Garrett

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

County, Alabama, to-wit: The South 150 feet of Lot number 50 according to W.J. Horsley's map of the town of Columbiana, Alabama, which is more particularly described as follows: Commencing at the point of intersection of the North margin of Mildred Street with the West line of Section 25, Township 21, Range 1 West, and run thence in an Easterly direction along the North margin of Mildred Street a distance of 354 feet and 7 inches to the Southeast corner of Lot number 51 for a point of beginning: Run thence in an Easterly direction along the North margin of Mildred Street a distance of 75 feet, more or less, to the Southwest corner of Lot 52-A now owned by Leon Dorough and formerly known as the A. C. Carter Lot; run thence in Northerly direction along the Western margin of said lot, 52-A, being the Leon Dorough Lot, 150 feet; run thence in a Westerly direction and parallel with the North margin of Mildred Street 75 feet, more or less, to the Western margin of said lot 50 and the East margin of said lot 51, the last named lot known as the Mrs. Sue Bird Lot; run thence in a Southerly direction along the Eastern margin of said lot 51, the Mrs. Sue Bird Lot, 150 feet to the point of beginning, and being a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West and situated in the town of Columbiana, in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said W. E. Garrett and wife, Grace A. Garrett

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 7th day of January, 1956

WITNESSES:

J. H. Davis (Seal.)
Henrietta Davis (Seal.)

State of ALABAMA }
SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that J. H. Davis and wife, Henrietta Davis whose name 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 7th day of January, 1956

W. W. Rabren As Notary Public
W. W. Rabren

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 18 day of May 1956 at 1 o'clock P.M. and recorded in Book 180 Page 95, and the Mortgage Tax of \$6.50 has been paid.

L.C. Walker of Probate

AS Notary Public