

3297

BOOK 180 PAGE 305

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Twenty Five (\$25.00)-----DOLLARS

to the undersigned grantors Dennis Waits and wife Theresa Waits

in hand paid by Clyde M. Wyatt and wife Margaret L. Wyatt

the receipt whereof is acknowledged Now the said Dennis Waits and wife Theresa Waits

do grant, bargain, sell and convey unto the said Clyde M. Wyatt and wife Margaret L. Wyatt

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

Shelby County, Alabama, to-wit:

The North One-Half (1/2) of the following described real estate:

Begin at the Southeast corner of the Southeast quarter of the SE 1/4, Section 29, Township 29 South, Range 2 East, and thence South 87° 30' West a distance of 399.2 feet to a point; thence North 1° West a distance of 157.4 feet to a point; thence North 1° 30' West a distance of 228.4 feet to a point; thence North 3° East a distance of 359.0 feet to a point; thence North 3° East a distance of 420 feet to the point of beginning; thence South 82° 30' East a distance of 210 feet to a point; thence South 3° 30' West a distance of 210 feet to a point; thence North 82° 30' West a distance of 210 feet to a point; thence North 3° East a distance of 210 feet to the point of beginning. Said parcel of real estate being situated in the SE 1/4 of the SE 1/4, Section 29, Township 29 South, Range 2 East, containing 1.0 acres more or less.

TO HAVE AND TO HOLD Unto the said Clyde M. Wyatt and wife Margaret L. Wyatt

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 were 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 seals, this 26th. day of May, 1956.

WITNESSES:

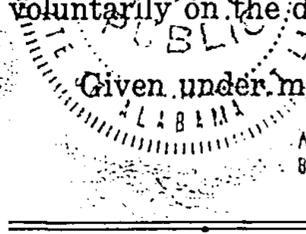
James H. Sharbutt

Dennis Waits (Seal.)
Theresa Waits (Seal.)
(Seal.)
(Seal.)

State of Alabama  
Shelby COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Dennis Waits and wife Theresa Waits whose names were 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, and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May 19 56.

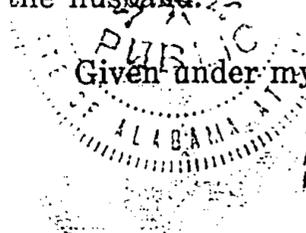


*James H. Sharbutt* As Notary Public

State of Alabama  
Shelby COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 26th day of May, 19 56, Theresa Waits, known to me to be the wife of the within named Dennis Waits who, being examined 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.

Given under my hand and official seal this the 26th day of May 19 56.



*James H. Sharbutt* As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 50 has been paid in full  
in full of the tax  
paid  
WALKER,  
JUDGE

STATE OF ALABAMA, SHELBY COUNTY  
I, L. C. Walker, Judge of Probate, hereby certify that the within Deed  
was filed for record the 27 day of June 1956, at 4 o'clock P.M.  
and recorded in Deed Record 180 Page 305 and the Mortgage Tax of  
Deed Tax of .50 has been paid.  
L. C. Walker of Probate