

3537

State of Alabama

SHELBY

County

BOOK 180 PAGE 473

Know All Men By These Presents,

That in consideration of Eight Hundred and no/100----- DOLLARS

to the undersigned grantor s Clyde M. Wyatt and wife Margaret L. Wyatt

in hand paid by Hubert F. Sewell and wife Gracie Bullock Sewell

the receipt whereof is acknowledged We the said Clyde M. Wyatt and wife Margaret L. Wyatt

do grant, bargain, sell and convey unto the said Hubert F. Sewell and wife Gracie Bullock Sewell

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

Shelby County, Alabama, to-wit:



Begin at the NW corner of the SE 1/4 of NW 1/4, Section 9, Township 20 S, Range 2 East; thence S 47° 30' E a distance of 275.9 ft. to a point on the East R/W line of Alabama State Highway # 25; thence by angle 56° 20' R a distance of 210 ft. to the point of beginning; thence by angle 99° 55' L a distance of 500 ft. to a point; thence by angle 80° 05' R a distance of 306 ft. to a point and said point being the center of Farm Road; thence by angle 117° 0' R a distance of 215 ft.; thence by angle 7° 0' L a distance of 215 ft.; thence by angle 14° 40' L a distance of 172 ft. to a point and said point being the East R/W line of said Highway # 25; thence by angle 104° 30' R along the said East R/W line of said Highway # 25 a distance of 215 ft. to the point of beginning. Being situated in the SE 1/4 of the NW 1/4, Section 9, Township 20 S, Range 2 East, and containing 3 acres more or less.

TO HAVE AND TO HOLD Unto the said Hubert F. Sewell and wife Gracie Bullock Sewell

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 seals

this 8th day of May, 1956.

WITNESSES:

James H. Sharbutt

x Clyde M. Wyatt (Seal.)

x Margaret L. Wyatt (Seal.)

----- (Seal.)

----- (Seal.)

Shelby COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Clyde M. Wyatt and wife Margaret L. Wyatt 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, and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May 19 56.

Notary Public, State of Alabama at Large
My Commission expires April 21, 1958.
Bonded by The Employers Liability Assurance Corporation

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 8th day of May, 19 56, came before me the within named Margaret L. Wyatt known to me to be the wife of the within named Clyde M. Wyatt 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 8th day of May 19 56.

Notary Public, State of Alabama at Large
My Commission expires April 21, 1958.
Bonded by The Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
Mortgage Tax
has been paid on this with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 25 day of June 19 56, at 3 o'clock P. M. and recorded in deed Record Page 473, and the Mortgage Tax of Deed Tax of 1.00 has been paid.

L. C. Walker Judge of Probate