

519

3771

State of Alabama

BOOK 181 PAGE 90

County

Know All Men By These Presents,

That in consideration of One Hundred and no/100 Dollars

to the undersigned grantor John F. Cox and wife, Ethel Omega Cox

in hand paid by Harley S. Cox and Erin Cox

the receipt whereof is acknowledged We the said John F. Cox and wife, Ethel Omega Cox

do grant, bargain, sell and convey unto the said Harley S. Cox and Erin Cox

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

Shelby

County, Alabama, to-wit:

Begin at the north<sup>west</sup> corner of Nellie Lambert Green's land and run north 100 feet; thence run east 200 feet; thence run south 100 feet; thence run west 200 feet to point of beginning, being a part of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub>, Section 28, Township 20, Range 3 West.

Also begin at the northwest corner of Nellie Lambert Green's land and run west 78 feet to public road; thence run north 600 feet along the west line of said road to a point on the west line of SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 28, Township 20, Range 3 West; thence south along the west line of said forty acres 600 feet, more or less to the point of beginning; being a part of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of said Section 28, Township 20 South, Range 3 West.

TO HAVE AND TO HOLD Unto the said Harley S. Cox and Erin Cox

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 the said grantors, their heirs and assigns, do hereby covenant, warrant and agree that they will and lawfully shall defend, maintain and keep the said grantees, their heirs and assigns, in the quiet enjoyment of the premises herein conveyed unto them, their heirs and assigns, in fee simple, against all persons claiming or to claim the same, in anywise, lawfully or unlawfully, except as against the said grantors, their heirs and assigns, in fee simple, in and to the premises herein conveyed.

That the said grantors, their heirs and assigns, do hereby covenant, warrant and agree that they will and lawfully shall defend, maintain and keep the said grantees, their heirs and assigns, in the quiet enjoyment of the premises herein conveyed unto them, their heirs and assigns, in fee simple, against all persons claiming or to claim the same, in anywise, lawfully or unlawfully, except as against the said grantors, their heirs and assigns, in fee simple, in and to the premises herein conveyed.

In Witness Whereof, we have hereunto set our hand s and seal,

this 18th day of February, 1956

WITNESSES:

John F. Cox (Seal.)  
Ethel Omega Cox (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha E. Joiner, a Notary Public in and for said County, in said State, hereby certify that John F. Cox and wife, Ethel Omega Cox 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 18th day of February

1956

Martha E. Joiner

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY  
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 11 day of July 1956, at 2 o'clock P. M. and recorded in Book 181 Page 90, and the Mortgage Tax of \$5.00 has been paid.

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 11 1956  
L. C. Walker, Judge of Probate