

3839

State of Alabama }
SHELBY County }

Know All Men By These Presents,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantors Chester Templin and wife, Iva Jean Templin

in hand paid by Braxton Templin and wife, Lillie W. Templin

the receipt whereof is acknowledged we the said Chester Templin and Iva Jean Templin

do grant, bargain, sell and convey unto the said Braxton Templin and Lillie W. Templin

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

Shelby County, Alabama, to-wit:

Commencing at a point on the south boundary of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 21, Range 1 East, which said point is 78 feet west of the SE corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and which said point is on the Montgomery public road, and run thence North 16 degrees east along said road 725 feet to the point of beginning of the lot herein described and conveyed; thence continue North 16 degrees East along said road 145 feet; thence North 30 degrees East 150 feet; thence South 16 degrees West and parallel with said road 145 feet; thence South 30 degrees West 150 feet to point of beginning. Being a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 21, Range 1, East.

TO HAVE AND TO HOLD Unto the said Braxton Templin and Lillie W. Templin

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 18th day of July, 1956.

WITNESSES:

D. F. Botter
Freida Barnes

Chester Templin (Seal.)
Iva Jean Templin (Seal.)
(Seal.)
(Seal.)

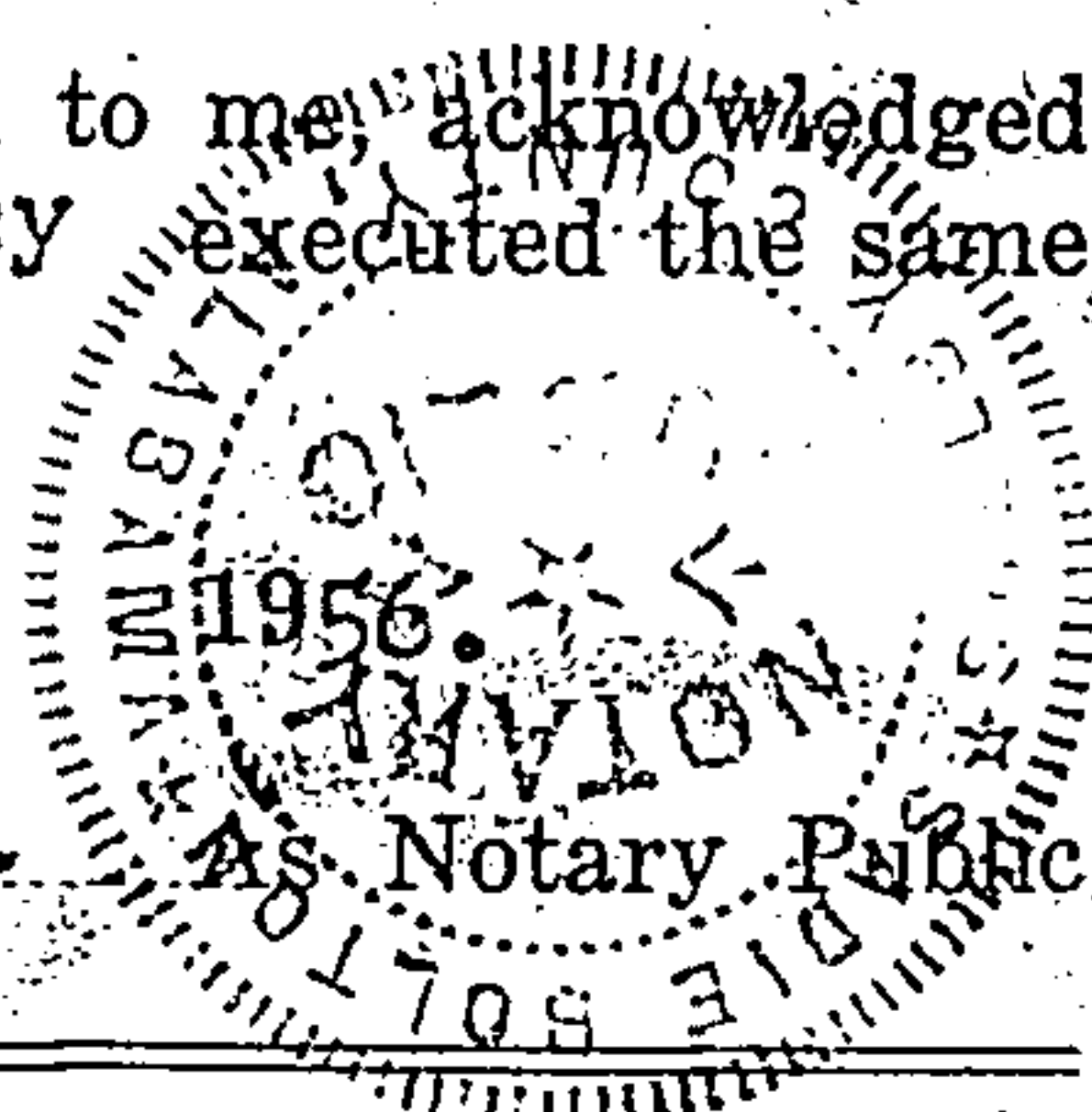
State of ALABAMA

SHELBY COUNTY

I, Sadie Bolton, a Notary Public in and for said County, in said State, hereby certify that Chester Templin and wife, Iva Jean Templin whose name s are resigned 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 18 day of July

Sadie Bolton



State of .

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named 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 day of 19 .

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the
by law.
Deed Tax of \$.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 14 day of July, 1956, at 10 o'clock P. and recorded in Deed Record 187 Page 764 and the Mortgage tax of Deed Tax of 30 has been paid.

L.C. Walker Judge of Probate