

KNOW ALL MEN BY THESE PRESENTS,

County

DOLLARS

the receipt whereof is acknowledged I the said Phyllis T. Taylor (a widow)

do grant, bargain, sell and convey unto the said George H. Buse and wife Ruby Joe Buse

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

Shelby

County, Alabama, to-wit:

That certain lot of land described as commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 19 South, Range 1 East, which said corner is marked by hub and iron axle, and run thence North one degree West a distance of 400 feet; run thence North 89 degrees East a distance of 194 feet to the point of beginning of the lot herein described and conveyed: Run thence North one (1) degree West a distance of 200 feet; run thence North 89 degrees East a distance of 200 feet; run thence South one (1) degree East a distance of 200 feet; run thence South 89 degrees West a distance of 200 feet to the point of beginning, and being designated as Lot No. 4 in a survey heretofore made by J. R. McMillen for J. T. Johnson, dated November, 1952, and also, as Lot No. 4, according to a survey of the T. T. Johnson property in the Northeast Quarter of the Northwest Quarter of Section 29, Township 19, South--Range 1 East, made by R. E. Butler, Engineer, on May 13, 1953.

As part of the considerations mentioned above the said George M. Buse and wife, Ruby Jo Buse agree to assume the first mortgage and pay same on terms of said mortgage and the second mortgage given by them to Phyllis T. Taylor, a widow.

The first mortgage mentioned above recorded in Volume 228 Page 72 and the second mortgage recorded in Volume 245 at Page 165, both in the office of the Probate Judge of Shelby County, Columbiana, Alabama. The transfer to B. George on the first mortgage was recorded in Volume Book 161 at Page 66 in Office of Judge of Probate of Shelby County, Columbiana, Alabama.

TO HAVE AND TO HOLD Unto the said **George H. Buse** and wife **Ruby Joe Buse**

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, **I** have hereunto set **my** hand and seal,

this 3rd day of August, 1956

WITNESSES:

Phyllis T. Taylor (Seal.)
Phyllis T. Taylor (a widow)

..... (Seal.)

..... (Seal.)

..... (Seal.)

State of ALABAMA

Jefferson

COUNTY

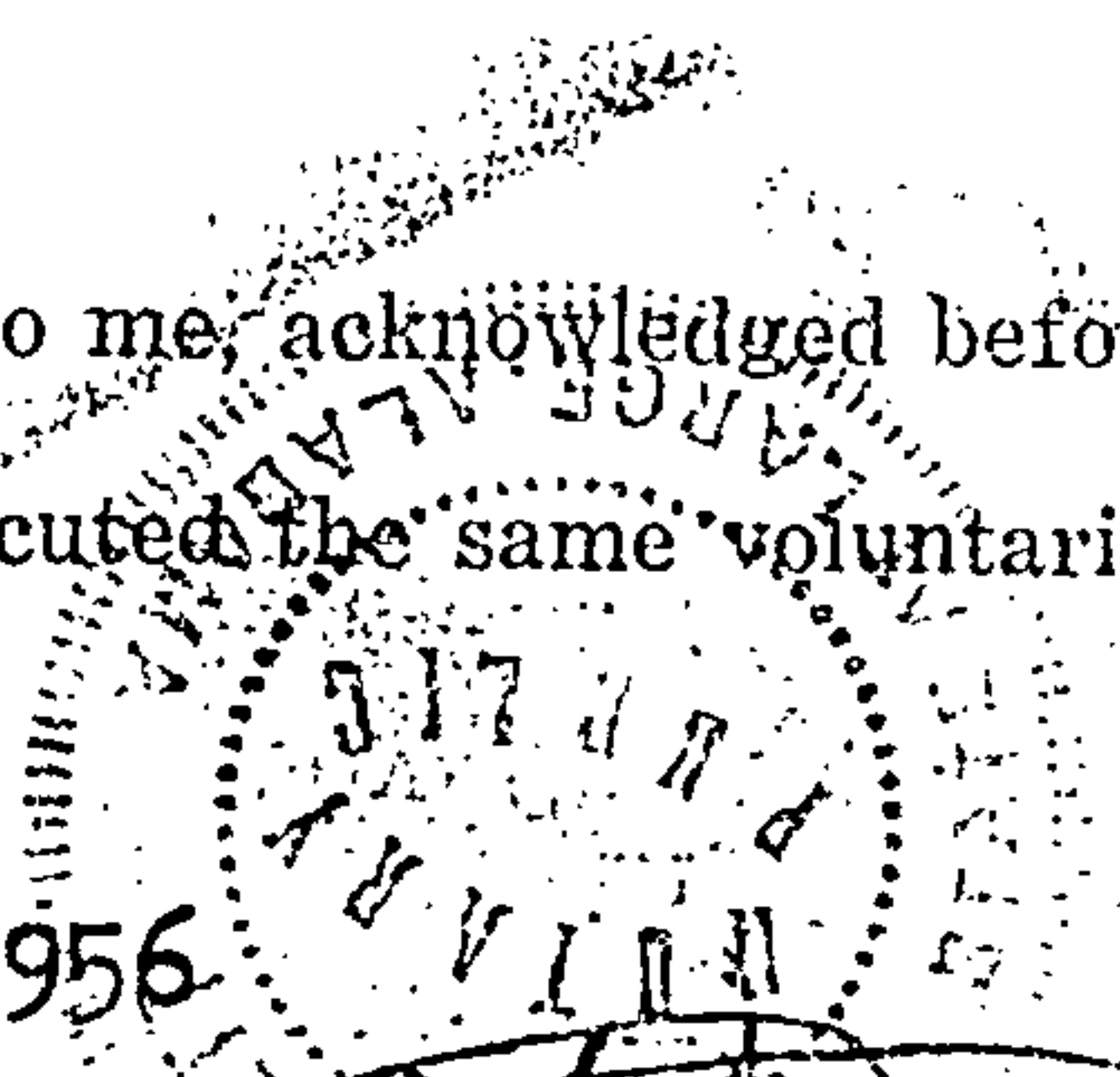
I, J. A. Garrett

a Notary Public in and for said County, in said State,

hereby certify that Phyllis T. Taylor, a widow

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 1956



Notary Public.

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

1.45
1.45
1.45

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 4 day of Aug, 1956, at 2 o'clock P.
and recorded in Deed record 181 Page 345, and the Mortgage Tax of
Deed Tax of 50 has been paid.
L. C. Walker, Judge of Probate