

4296

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of FIFTY AND NO/100-----DOLLARS

to the undersigned grantor Elbert Miller in hand paid by Lloyd Miller and Louise Miller (husband and wife) the receipt whereof is acknowledged we the said Elbert Miller and wife, Bessie Miller do grant, bargain, sell and convey unto the said Lloyd Miller and Louise Miller as joint tenants, with right of survivorship, the following described real estate; situated in

/ Shelby County, Alabama, to-wit:

A portion of the NE 1/4 of NW 1/4, Section 30, Township 18, Range 2 East, more particularly described as follows: Commence at the South-east corner of what is known as the A. B. Turner lot, now owned by Fred Shoemaker, which point is on the North side of an old road and is 156 2/3 yards East of the West line of said forty; thence North along the East line of the A. B. Turner lot 567 feet to the Northeast corner of said Turner lot, the point of beginning of the lot herein conveyed; and from said point of beginning run East 210 feet; thence North to the South right of way line of the Pumpkin Swamp Road; thence in a Southwesterly direction along the South right of way line of the Pumpkin Swamp Road to the North line of said A. B. Turner lot; thence East along the North line of said Turner lot to the Northeast corner thereof, the point of beginning.

TO HAVE AND TO HOLD Unto the said Lloyd Miller and Louise Miller, their

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 21st day of August, 1956.

WITNESSES:

Elbert Miller (Seal.) Bessie Miller (Seal.)

State of ALABAMA SHELBY COUNTY

I, J. W. Moore, Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Elbert Miller and wife, Bessie Miller 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 21 day of August 19 56

J. W. Moore As Notary Public Justice of the Peace

STATE OF ALABAMA, SHELBY COUNTY I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 29 day of Aug 19 56, at 2 o'clock P. M. and recorded in Record 112 Page 41, the Mortgage Tax of Deed Tax of 50 has been paid. L. C. Walker Judge of Probate As Notary Public