

State of Alabama

SHELBY

County

BOOK 183 PAGE 173

Known All Men By These Presents,

That in consideration of ONE AND NO/100 (\$1.00)

DOLLARS

to the undersigned grantor Paul Burton, an unmarried man, being one and the same as Paul A. Burton
in hand paid by George Milton Bird and wife, Leona B. Bird

the receipt whereof is acknowledged I the said Paul Burton

do grant, bargain, sell and convey unto the said George Milton Bird and Leona B. Bird

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

Shelby

County, Alabama, to-wit:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 18, Township 22, Range 1 East, and run thence South 3 deg. 30' East along the East boundary of said Quarter-Quarter Section 519.96 feet for a point of beginning of the lot herein described and conveyed; thence continue Southerly along said Quarter-Quarter Section 94.71 feet; thence North 79 deg 38' East 67.29 feet to a point on West right of way line of County Highway #47; thence North 9 deg. 12' West along said right of way line 85.55 feet; thence South 87 deg. 55' West 58.33 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said George Milton Bird and Leona B. Bird

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 17th day of October 1956

WITNESSES:

+ Paul A. Burton (Seal.)

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Cecil Davis, a Notary Public in and for said County, in said State, hereby certify that Paul Burton, an unmarried man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October 1956 1956.

My Comm. Expires

Oct 18, 1958

Cecil Davis As Notary Public
State of Ala. & Large

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 31 day of Oct, 1956, at 1 o'clock P. M. and recorded in Book 183 Page 173, and the Mortgage Tax of \$0.00 Deed Tax of \$0.00 has been paid.

I hereby certify that the within named

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