

State of Alabama

SHELBY

County

BOOK 183 PAGE 334

Know All Men By These Presents,

That in consideration of Four Hundred and no/100- - - - - DOLLARS

to the undersigned grantor W. J. Maxwell and wife, Dora Maxwell

in hand paid by C. E. Snell and Mary T. Snell

the receipt whereof is acknowledged we the said W. J. Maxwell and wife, Dora Maxwell

do grant, bargain, sell and convey unto the said C. E. Snell and Mary T. Snell

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

Shelby

County, Alabama, to-wit:

Lots 15, 16 and 17 according to Maxwell's Addition to Elliottsville being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West, as shown by map recorded in the Book of Maps in the Probate Office of Shelby County, Alabama, and being more particularly described as follows: Begin at the northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14 and run thence south, 2 degrees 30 minutes east, 15 feet; thence south, 87 degrees 30 minutes west, 287 feet to the intersection of the east line of 1st Avenue with a public road; thence along the easterly line of 1st Avenue in a southwesterly direction 235 feet to the northmost corner of Lot 15 in said Subdivision to the point of beginning of the lots herein described; thence south, 67 degrees 30 minutes east, along the northerly line of said Lot 15 run 150 feet to the westerly line of an alley; thence along said alley and along the easterly line of lots 15, 16 and 17 run in a southerly direction 150 feet to the northerly line of an unnamed street in said subdivision; thence along same north, 67 degrees 30 minutes west, 120 feet to the southwest corner of lot 17; thence north, 6 degrees 45 minutes west, 58 feet to the northwest corner, of said lot 17; thence in a northeasterly direction along the east line of 1st Avenue 100 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said C. E. Snell and Mary T. Snell

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 seals, this 20 day of November, 1956.

WITNESSES:

W. J. Maxwell (Seal.)
W. J. Maxwell

Dora Maxwell (Seal.)
Dora Maxwell

State of ALABAMA

SHELBY

COUNTY

I, *L. G. Walker*, a Notary Public in and for said County, in said State, hereby certify that W. J. Maxwell and wife, Dora Maxwell 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 20 day of November 1956

L. G. Walker
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. G. Walker, Judge of Probate, hereby certify that the within was filed for record the 20 day of Nov, 1956, at 2 o'clock P. M. and recorded in Book 183 Page 334, and the Mortgage Tax of Deed Tax of 20 has been paid.

I, do hereby certify that on the day of the within named to be the wife of 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