

State of Alabama

SHELBY County

Know All Men By These Presents,

BOOK 183 PAGE 445
DOLLARS

That in consideration of Four Thousand Nine Hundred Twenty-five and no/100

to the undersigned grantors Manuel Robert Hardin and wife, Margaret Hardin

in hand paid by Henry Lowery and wife, Mildred Lowery

the receipt whereof is acknowledged we the said Manuel Robert Hardin and wife, Margaret Hardin

do grant, bargain, sell and convey unto the said Henry Lowery and wife, Mildred Lowery

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

Shelby County, Alabama, to-wit:

One Acre of land being described as follows: Begin at the northeast corner of the SW¹/₄ of the SW¹/₄ of NW¹/₄ of Section 31, Township 18 South, Range 1 West and run South, and parallel to the West line of said ten acre parcel, 210 feet; thence West, and perpendicular to the West line of said ten acres, 210 feet; thence North, and parallel to the West line of said ten acres, 210 feet to the North line of said ten acres; thence along same East 210 feet to point of beginning; being situated in Shelby County, Alabama.

It being understood and agreed between the parties hereto that if and when the grantors herein obtain a clear title to the property described in Deed dated December 25, 1954, from the heirs of W. M. Hardin, deceased, which is recorded in Deed Book 175, page 118 of the Office of Judge of Probate, Shelby County; That the grantors herein will convey to the grantees a lot one-quarter acre in size in the Southwest corner of the real estate described in the deed referred to above.

The grantors herein further convey to the grantees herein a 10 foot wide easement over the lands described in deed referred to above for use as a roadway to the lot herein conveyed.



TO HAVE AND TO HOLD Unto the said Henry Lowery and wife, Mildred Lowery

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 10th day of November, 1956.

WITNESSES:

Manuel Robert Hardin (Seal.)

Margaret Hardin (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Manuel Robert Hardin and wife, Margaret Hardin 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 10th day of November, 1956.

W. W. Rabren
As Notary Public
W. W. Rabren

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 8 day of Dec, 1956, at 8 o'clock P. M. and recorded in Record 183 Page 445, the Mortgage Tax of Deed Tax of 35 has been paid.
the within named 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