

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of SIXTEEN HUNDRED SIXTY and NO/100--

DOLLARS

to the undersigned grantors W.I.Capps and wife, Louise B.Capps,

in hand paid by Clyde F.Edwards and wife,Viola Edwards,

the receipt whereof is acknowledged we the said W .I.Capps and wife, Louise B.Capps,

do grant, bargain, sell and convey unto the said Clyde F.Edwards and wife,Viola Edwards,

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

County, Alabama, to-wit: Lot No.1 in

Block No.62,according to J.H.Dunstan's Survey of the Town of Calera,Alabama. Said lot being further described as follows:Beginning at the Northwest point of intersection of Seventh Avenue with the West margin of Thirteenth Street, according to J.H.Dunstan's Survey and Map of Calera,Alabama,and run thence North along the West margin of said Thirteenth Street for a distance of 50 feet;run thence in a Westerly direction and parallel with Seventh Avenue for a distance of 190 feet;run thence in a Southerly direction and parallel with Thirteenth Street for a distance of 50 feet to the North margin of Seventh Avenue; run thence in an Easterly direction along the North line of said Seventh Avenue for a distance of 190 feet, more or less, to the point of beginning, and being a part of the Southeast Quarter of the Southwest Quarter of Section 16,Township 22,South, Range 2 West, and all being situated in the Town of Calera,Alabama.The grantees herein,as a part of the consideration of this conveyance,assume the balance due under that certain mortgage executed by Bryan K.Howell and wife,Fay Howell, to Z.S.Cowart,Sr.,dated June 16,1956, said balance due being in the approximate amount, with interest, of \$ 6340.00, said mortgage being recorded in Mortgage Book 244,on page 280,in the office of the Judge of Probate of Shelby County,Alabama, and the grantees herein agree to pay said indebtedness, as aforesaid.

TO HAVE AND TO HOLD Unto the said Clyde F.Edwards and wife,Viola Edwards,

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;, except,mortgage to Z.S.Cowart,Sr., as aforesaid ;

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 hand s and seal, s

this 28TH day of May,1957.

WITNESSES:



W. I. Capps (Seal.)
(W.I.Capps)

(Seal.)

Louise B. Capps (Seal.)
(Louise B.Capps)

State of ALABAMA,

SHELBY

COUNTY

I, A.B. BAXLEY, a Notary Public in and for ^{STATE AT LARGE} said County, in said State, hereby certify that W.I.Capps and wife, Louise B.Capps, 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 28TH day of May 19 57

A. B. Baxley As Notary Public
Shelby County,Alabama.

STATE AT LARGE

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 *May*, 19 *57* at *2* o'clock, *P* M. and recorded in *Deed* *187* Page *175* and the Mortgage Tax of *2.00* has been paid.
I do hereby certify that on the *29* day of *May*, 19 *57* at *2* o'clock, *P* M. in said State, before me