

3035

State of Alabama

Shelby

County

BOOK

187 PAGE 18

Know All Men By These Presents,

That in consideration of Six Hundred (\$600.00) DOLLARS

to the undersigned grantors L. C. Dyer and wife, Emma L. Dyer

in hand paid by Arthur I. Brooks and wife, Lucy J. Brooks

the receipt whereof is acknowledged we the said L. C. Dyer and wife, Emma L. Dyer

do grant, bargain, sell and convey unto the said Arthur I. Brooks and wife, Lucy J. Brooks

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

Shelby County, Alabama, to-wit:

"Commence at the southeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed West along the South boundary of said quarter-quarter section for a distance of 25.7 feet to the point of beginning. From this beginning point turn an angle of 99° 50' to the right and proceed N 5° 10' E for a distance of 397.48 feet thence turn an angle of 90° to the right and proceed S 84° 50' E for a distance of 329.0 feet to the west right of way of a road; thence proceed Southerly along the west side of said road for a distance of 420.25 feet; thence proceed N 84° 50' W for a distance of 300 feet to a point; thence turn an angle of 90° to the right and proceed N 5° 10' E for a distance of 20.52 feet to the point of beginning. All the above described land located in the Northeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 3.025 acres."

TO HAVE AND TO HOLD Unto the said Arthur I. Brooks and wife, Lucy J. Brooks 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 28th day of May, 1957.

WITNESSES:

James H. McArthur

x L.C. Dyer (Seal.)
Emma L. Dyer (Seal.)
(Seal.)
(Seal.)

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that L. C. Dyer and wife, Emma L. Dyer 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.

Notary Public, State of Alabama at Large
My commission expires April 21, 1963.
Insured by The Employers Liability Assurance Corporation

James H. Sharbutt
As Notary Public

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 28th day of May, 19 57, came before me the within named Emma L. Dyer known to me to be the wife of the within named L. C. Dyer who, being examined 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 28th day of May, 19 57.

Notary Public, State of Alabama at Large
My commission expires April 21, 1963.
Insured by The Employers Liability Assurance Corporation

James H. Sharbutt
As Notary Public



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.80 has been paid on the within
instrument as required
by law.
L. C. WALKER,
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 1 day of June, 19 57, at 8 o'clock, P. M. and recorded in Record 187 Page 218, and the Mortgage Tax or Deed Tax of \$1.80 has been paid.

L. C. Walker
Judge of Probate