

2161  
BOOK 187 PAGE 307

STATE OF ALABAMA

SHELBY

County

} Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable consideration ~~whereas~~

to the undersigned grantor Harry B. Smith and wife, Kathleen Smith

in hand paid by Billy J. Nolen and Marjorie B. Nolen

the receipt whereof is acknowledged we the said Harry B. Smith and wife, Kathleen Smith

do grant, bargain, sell and convey unto the said Billy J. Nolen and Marjorie B. Nolen

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

Section 25, Township 21, Range 1 West, being more particularly described as follows: Shelby County, Alabama, to-wit: A lot situated in NE $\frac{1}{4}$  of NW $\frac{1}{4}$  Commence at a stake on the north edge of the Columbiana and Wilsonville paved highway and at that point where the east side of the 30 foot street or alley running in a northerly direction and separating the lot herein described from the residence lot of B. F. Hatchett intersects the north boundary of said paved highway right of way, which point is on the north line of the paved sidewalk running along said Columbiana-Wilsonville paved highway; run thence in an easterly direction along the north line of said highway and along the north line of said paved sidewalk 75 feet to the point of beginning; thence in a northerly direction and perpendicular to said right of way line and paved sidewalk and along the easterly line of the Billy J. Nolen residence lot, a distance of 216 feet, more or less to a point which is 100 feet south of the south line of Grace Gardner land, formerly known as H. W. Nelson property; thence in a northeasterly direction and parallel with said Gardner land 168 feet, more or less, to the westerly line of said Gardner land; thence in a southerly direction and along said Gardner land, a distance of 218 feet, more or less, to the north line of the right of way of the Columbiana-Wilsonville Highway; thence along same in a southwesterly direction 168 feet, more or less to the point of beginning.

There is also conveyed by this deed all rights which the grantors reserved in that certain deed from the grantors herein to Billy J. Nolen dated July 2, 1949, recorded in Deed Book 138 Page 512 in the Probate Office of Shelby County, Alabama, with reference to an easement for a sewer line leading from the dwelling house situated on the above described land to the sewer line running along the Columbiana-Wilsonville paved highway as more particularly described in said deed.

TO HAVE AND TO HOLD Unto the said Billy J. Nolen and Marjorie B. Nolen

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 10th day of June, 1957.

WITNESSES:

*James H. Nolen*  
*Grace Gardner*

*Harry B. Smith* ..... (Seal.)  
*Harry B. Smith* ..... (Seal.)  
*Kathleen Smith* ..... (Seal.)  
*Kathleen Smith* ..... (Seal.)  
..... (Seal.)

State of ALABAMA

JEFFERSON

County }  
I, Jane Martin, a Notary Public in and for said County, in said State,

hereby certify that Harry B. Smith and wife, Kathleen Smith

whose names are signed to the foregoing conveyance, and who are  
day that, being informed of the contents of the conveyance, they  
same bears date.know to me, acknowledged before me on this  
executed the same voluntarily on the day the

Given under my hand and official seal this

10th

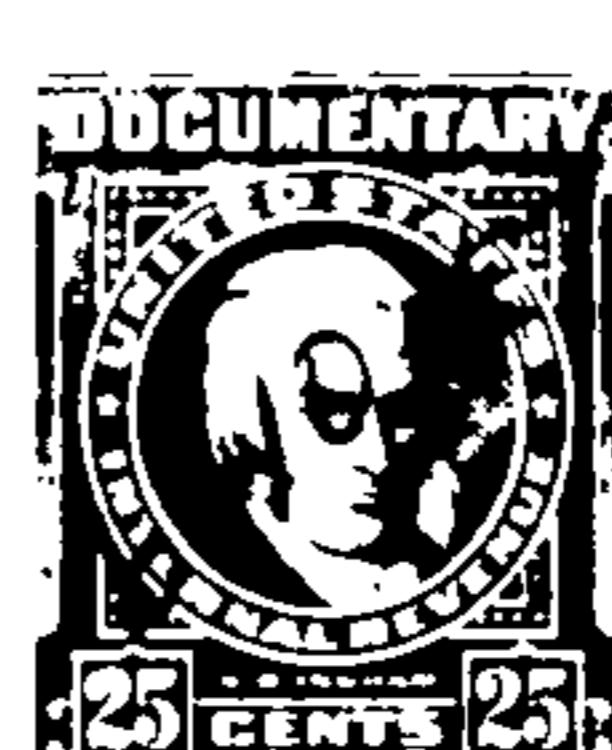
day of

June

, 19 57

*Jane Martin*

As Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed  
 was filed for record the 14 day of June, 1957 at 8 o'clock, A.M.  
 and recorded in Deed record 181 page 301, and the Mortgage Tax of  
 Deed Tax of .50 has been paid.

*L.C. Walker* Judge of Probate