

275 Fed. Stamp

BOOK 187 PAGE 352

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of \$1.00 and other good and valuable consideration

XP911008

to the undersigned grantor Billy J. Nolen and wife, Marjorie B. Nolen

in hand paid by Harry B. Smith and Kathreen Smith

the receipt whereof is acknowledged we the said Billy J. Nolen and wife, Marjorie B. Nolen

do grant, bargain, sell and convey unto the said Harry B. Smith and Kathreen Smith

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

Shelby

County, Alabama, to-wit:

Begin at a stake on the north right of way line of the Columbiana-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; thence in a northerly direction and perpendicular to said right of way line and paved sidewalk a distance of 316 feet to the south line of land formerly owned by Hudsey Nelson and now owned by Grace Gardner; thence in a westerly direction along the south line of said Gardner land and along a board fence a distance of 70 feet to the east line of said 30 foot street or alley; thence along same in a southerly direction 322 feet to the point of beginning; said lot being situated in the NE 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West,

The grantors herein expressly reserve across the above described lot, an easement for a gas line as now located leading from the dwelling house now owned by Harry B. Smith across the above described lot to the main gas line running along Nelson alley, which alley is situated on the westerly side of the above described land.

TO HAVE AND TO HOLD Unto the said Harry B. Smith and Kathreen Smith

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 hand s and seal s this 10th day of June, 1957.

WITNESSES:

Jane Martin

Billy J. Nolen (Seal.)
Marjorie B. Nolen (Seal.)

JEFFERSON County

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

herby certify that Billy J. Nolen and wife, Marjorie B. Nolen whose name s are signed to the foregoing conveyance, and who are know 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 June, 1957

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 13 day of June, 1957 at 10 o'clock, A.M. and recorded in Deed Record 187 Page and the Mortgage Tax of Deed Tax of has been paid.