

State of Alabama

SHELBY

County

BOOK

188 PAGE 380

Know All Men By These Presents,

That in consideration of ONE AND NO/100-----

DOLLARS

to the undersigned grantor James W. Caswell and ^{wife} Mary Frances Caswell
 in hand paid by James W. Caswell and Mary Frances Caswell (husband and wife)

the receipt whereof is acknowledged we the said James W. Caswell and Mary Frances Caswell

do grant, bargain, sell and convey unto the said James W. Caswell and Mary Frances Caswell

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

Shelby

County, Alabama, to-wit:

The E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 34, Township 19, Range 1 East. Also, one strip or parcel of land for a roadway, being 20 feet wide, the center line of which beings 35 yards East of the Southwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, Township 19, Range 1 East; thence run in a Northwesterly direction to a point where the center line of said roadway crosses the West line of said forty acres; said point being 18 yards North of the Southwest corner of said forty acres; thence northerly approximately 20 deg. West 130 yards to Harpersville and Chelsea Public Road, the center line of said road of ingress and egress intersecting with said public road 10 feet East of the West bank of a ditch, said strip or parcel of land for a roadway, lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 34. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said James W. Caswell and Mary Frances Caswell

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 and seal,

this 12th day of August, 1957.

WITNESSES:

James W. Caswell (Seal.)
 Mary Frances Caswell (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Hamby Ellis, a Notary Public in and for said County, in said State, hereby certify that James W. Caswell and wife, Mary Frances Caswell 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 day of August 1957

Hamby Ellis As Notary Public
 State at Large for Alabama

State of

COUNTY

STATE OF ALABAMA, SHELBY COUNTY
 I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 12 day of Aug, 1957 at 8 o'clock, PM before me and recorded in Deed Record 188 Page 380, and the Mortgage Tax of 50 separate and apart from the husband touching 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 day of 19