

State of Alabama

SHELBY

County

Know All Men By These Presents,

Book 189 Page 222

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS

to the undersigned grantors J. L. Hardin, Sr. and wife, Leona Hardin

in hand paid by J. V. Acton and wife, Mable Lee Acton

the receipt whereof is acknowledged we the said J. L. Hardin, Sr. and Leona Hardin

do grant, bargain, sell and convey unto the said J. V. Acton and Mable Lee Acton

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

Shelby County, Alabama, to-wit:

An acre lot in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 31, Township 18, Range 1 West, more particularly described as follows: Commencing at the SE corner of said Quarter Quarter Section, and run thence Northerly along the East boundary of said Quarter Quarter Section 495 feet; thence West to a point on the West margin of the Cahaba Beach Road, for the point of beginning of the land herein described and conveyed; thence continue West 264 feet to a point; thence North 165 feet; thence East 264 feet; more or less, to the West boundary of said Cahaba Beach Road; thence Southerly along the West boundary of said road 165 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said J. V. Acton and Mable Lee Acton

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 seal,

this 23rd day of September, 1957.

WITNESS:



J. L. Hardin, Sr. (Seal.)
Leona Hardin (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that J. L. Hardin, Sr. and Leona Hardin 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 23rd day of September 1957.

Wales W. Wallace, Jr. As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the 23 day of Sept, 1957 at 9 o'clock, and recorded in Book 189 Page 222 and the Mortgage Tax of Decd Tax of 50 has been paid.

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

As Notary Public