

\$ 1.65 Federal Tax

4405

State of Alabama
SHELBY County

Know All Men By These Presents.

That in consideration of FIFTEEN HUNDRED AND NO/100 (\$1500.00) DOLLARS

to the undersigned grantor s Marvin Horton and wife, Beatrice Horton

in hand paid by C. R. Falkner and Pearl M. Falkner

the receipt whereof is acknowledged we the said Marvin Horton and Beatrice Horton

do grant, bargain, sell and convey unto the said C. R. Falkner and Pearl M. Falkner

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

SHELBY County, Alabama, to-wit:

A part of the NE¹/₄ of NE¹/₄ of Section 34, Township 21, Range 1 West, described as follows: Beginning at a point on the west line of said forty acres where the North right of way line of the Columbiana and Calera Highway crosses said West line, and run east along the north right of way line of said highway 150 yards, run thence North 210 yards to the point of beginning of the lot herein described and conveyed; run thence north 35 yards, thence west 70 yards, more or less to the NE corner of the lot sold Lillian and Oleander Davis (said deed being recorded in the Probate Office of Shelby County, Alabama in Deed Book 162 at Page 99), thence south 35 yards, thence east 70 yards to point of beginning.

TO HAVE AND TO HOLD Unto the said C. R. Falkner and Pearl M. Falkner

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, this 23rd day of September, 1957.

WITNESSES:

Marvin Horton (Seal.)
Beatrice Horton (Seal.)

State of ALABAMA
SHELBY COUNTY

I, Lance Brasher, a Notary Public in and for said County, in said State, hereby certify that Marvin Horton and wife, Beatrice Horton 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.
Lance Brasher As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 23 day of Sept, 1957 at 1 o'clock and recorded in Deed Record 129 Page 228, and the Mortgage Tax of 1.50 was paid.
to be the wife of the within named Marvin Horton, and she 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.