

State of Alabama

County

BOOK 190 PAGE 120

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration to the undersigned grantors Sid Benson and wife, Minnie Jones Benson in hand paid by Willard McMath and wife, Louise McMath the receipt whereof is acknowledged we the said Sid Benson and wife, Minnie Jones Benson do grant, bargain, sell and convey unto the said Willard McMath and wife, Louise McMath as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

A certain lot or parcel of land in the Town of Columbiana, Alabama; and being more particularly described as follows: A certain lot in the Northwest Quarter of the Northeast Quarter of Section 26, Township 21, Range 1 West, being all that part of the Northwest Quarter of Northeast Quarter of said section lying South and West of the right of way of the Louisville & Nashville Railroad and north of Depot Street, said Depot Street leading from the Courthouse in Shelby County to the Southern Railroad depot in said town, and east of the old run of branch or ditch crossing said Depot Street marked by an iron stob between this lot and the Colored Baptist Church lot.

Except the following part of said lot of land beginning at a point where the northern boundary of Depot Street intersects the southwest boundary line of the right of way of the Louisville & Nashville Railroad, thence run in a northwesterly direction along Depot Street 204 feet; thence in a northeasterly direction 112 feet to the south line of the right of way of the Louisville & Nashville Railroad, thence in a southeasterly direction along the right of way of said railroad 224 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Willard McMath and wife, Louise McMath 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 11th day of November, 1957

WITNESSES:

W. W. Rabren (Seal.)
Minnie Jones Benson (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Sid Benson and wife Minnie Jones Benson 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 11th day of November 1957

W. W. Rabren As Notary Public
W. W. Rabren

STATE OF ALABAMA, SHELBY COUNTY

I, L. O. Walker, Judge of Probate, hereby certify that the within was filed for record the 11 day of Nov, 1957 at 3 o'clock P. M. and recorded in Book 190 Page 120, and the Mortgage Tax of Deed Tax of \$5 has been paid. *L. O. Walker* of Probate

Given under my hand and official seal this the day of 19