

State of Alabama

BOOK 190 PAGE 274

KNOW ALL MEN BY THESE PRESENTS,

SHELBY County

That in consideration of Five and no/100 (\$5.00)----- DOLLARS
and other valuable considerations
to the undersigned grantor, Florence Fancher

in hand paid by M. D. Benton and wife, Mamie Benton

the receipt whereof is acknowledged I the said Florence Fancher, unmarried

do grant, bargain, sell and convey unto the said M. D. Benton and wife, Mamie Benton

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

Shelby County, Alabama, to-wit:

A portion of Lot 4 in Block "Q" in Lyman's Addition to the Town of Montevallo, according to the map of said Lyman's Addition recorded in the Probate Office of Shelby County, Alabama, particularly described by metes and bounds as follows: Beginning at a point in the northwestern line of Oak Street, 50 ft. northeastward of the point of intersection of said line with the northeastern line of Moody Street; thence northwestward parallel with the northeastern line of Moody Street, 38.05 ft.; thence southwestward parallel with Oak Street, 7 ft.; thence northwestward parallel with Moody Street 27 ft.; thence northeastward parallel with Oak Street 8.75 ft.; thence northwestward parallel with Moody Street 87 ft. to the northwestern line of said Lot 4; thence northeastward along said line 48.25 ft. to the most northern corner of said lot; thence southeastward along the northeastern line of said Lot 4, 152.05 ft. to the northwestern line of Oak Street; thence southwestward along the line of said street 50 ft. to point of beginning; together with an easement over a strip of land 10 ft. in width extending from the property above described to the northeastern line of Moody Street to be used as a joint driveway for the use and benefit of the owners and occupants of the property hereby conveyed and of the remaining portion of said Lot 4, and the exact location of which easement is to be fixed along a route most convenient to the grantors and grantees herein by agreement of the parties hereto.

TO HAVE AND TO HOLD Unto the said M. D. Benton and wife, Mamie Benton

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 4th day of December, 1957.

WITNESSES:

Florence Fancher (Seal.)
Florence Fancher

(Seal.)

State of ALABAMA

SHELBY COUNTY

I, the undersigned a Notary Public in and for said County, in said State,

hereby certify that Florence Fancher, unmarried

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before

me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4th day of December, 1957.

Dorothy Lee Mahaffey

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 4th day of December, 1957, at 1 o'clock P.M. and recorded in Deed Record 140 Page 274 and the Mortgage 12 of Deed Deed Tax of 50 has been paid.

L. C. Walker Judge of Probate