

600.00

State of Alabama

SHELBY

County

BOOK 191 PAGE 30

Know All Men By These Presents,

That in consideration of One and no/100-----DOLLARS and other good and valuable consideration

to the undersigned grantor William P. Powers Jr. and wife Rubye C. Powers

in hand paid by T. C. Powers and wife Frances Powers

the receipt whereof is acknowledged we the said William P. Powers Jr. and wife Rubye C. Powers

do grant, bargain, sell and convey unto the said T. C. Powers and wife Frances Powers

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

Shelby County, Alabama, to-wit:

The N1/2 of NE1/4 of NW1/4 Section 28 Township 19 Range 1 East EXCEPT the lot in the Northeast corner which was excepted from the description of lands conveyed to grantor in deed recorded in Deed Book 116 at page 237. Also except the lot conveyed by grantors to Jane P. Carter by deed recorded in Deed Book 177 at page 139. Also except the lot presently owned by grantees which was conveyed by grantors by deed recorded in Deed Book 128 at page 155 in the Office of the Judge of Probate, Shelby County, Alabama.

Also except the right of way of highway number 280 and one-half interest in the mineral rights.

This conveyance is subject to a 10 foot easement conveyed by grantors to E. R. Elliott and wife Ressie Ruth Elliott by deed recorded in Deed Book 178 at page 419 in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said T. C. Powers and wife Frances Powers

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 8th day of January, 1958

WITNESSES:

William P. Powers Jr. (Seal.)

Rubye C. Powers (Seal.)

State of Alabama

Shelby

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that William P. Powers Jr. and wife Rubye C. Powers 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 8th day of January 1958

W. W. Rabren 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 8 day of Jan, 1958 at 1 o'clock P. M. and recorded in Deed Book 191 Page 30, and the Mortgage Tax of Deed Tax of 1.00 has been paid.

State, re me to me

to be the wife of the within named who, being 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.