

2.20 Feb 1958

State of Alabama

SHELBY

County

1494

Know All Men By These Presents,

BOOK 191 PAGE 237

That in consideration of TWO THOUSAND DOLLARS (\$2,000), & the assumption by grantees of the unpaid balance on that mortgage from John H. Grady & wife, Hattie Lee Grady to Norman Lefkovits, dated March 29, 1951 & recorded in the Probate Office of Shelby County Alabama in Mortgage Book 218, page 103.

to the undersigned grantors William E. Gibson & wife, Oma Ray Gibson

in hand paid by Thomas F. Snow & wife, Geraldine Snow

the receipt whereof is acknowledged we the said William E. Gibson & Oma Ray Gibson

do grant, bargain, sell and convey unto the said Thomas F. Snow & Geraldine Snow

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

Shelby

County, Alabama, to-wit:

Lots 6 & 7 of College Park Addition (sometime known as the Longshore Addition) to the Town of Columbiana, Alabama, as shown by the map of said Addition now on record in Map Book No. 3, page 15 in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being more particularly and otherwise described as follows: Commencing at the NW corner of the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West and run thence South 3 deg. 0' East along the West boundary of said Section 264 feet to the back line of the North sidewalk of East College Street, continue thence in the same direction along said section line 471.4 feet to the back line of curb and South side of Mildred Street; run thence North 69 deg. East along said line 604 feet; run thence North 70 deg. 4' East 360 feet; run thence North 72 deg. 40' East 52 feet; run thence North 75 deg. 30' East 482 feet; turn thence an angle of 90 deg to the right and run 10 feet; run thence South 14 deg. 30' East along the East side of E. E. Walton's lot 150 feet; run thence North 75 deg 30' East 100 feet to the West side of Washington Street; thence run South 14 deg. 30' East 10 feet for point of beginning of lot herein conveyed; thence continue South 14 deg. 30' East 100 feet; run thence South 75 deg. 30' West 150 feet; run thence North 14 deg. 30' West 100 feet; run thence North 75 deg. 30' East 150 feet to point of beginning.

Subject to exceptions noted in deed to Norman Lefkovits dated September 28, 1948 and recorded in Office of Probate Judge of Shelby County, Alabama in Deed Book 141, at page 149.

\$1713.00) (Parties agree that there is a balance due on said mortgaged indebtedness of TO HAVE AND TO HOLD Unto the said Thomas F. Snow & Geraldine Snow

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 24th day of January, 1958.

WITNESSES:

William E. Gibson (Seal.)
Oma Ray Gibson (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 William E. Gibson and wife, Oma Ray Gibson 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 24th day of January 1958.

Wales W. Wallace, Jr. As Notary Public

State of Alabama, Shelby County
L. C. Walker, Judge of Probate hereby certify that the within deed was filed in this office for record the State of Alabama, January 1958 at 11 o'clock A.M., and recorded in deed Record 191 Page 237 & examined and the Mortgage Tax of \$ has been paid. Deed Tax of \$ 2.00 has been paid.
COUNTY J. C. Walker Judge of Probate

I, do hereby certify that on the day of the within named to be the wife of the within named 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