

State of Alabama

County

Know All Men By These Presents,

BOOK 191 PAGE 274

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantors J. L. Hardin and wife, Leona Hardin

in hand paid by J. C. Echols and wife, Lorene Echols

the receipt whereof is acknowledged we the said J. L. Hardin and Leona Hardin

do grant, bargain, sell and convey unto the said J. C. Echols and Lorene Echols

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

Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of NW 1/4, Section 31, Township 18, Range 1 West, more particularly described as follows: Commencing at the Southeast corner of said Quarter Quarter Section; run thence Northerly along the East boundary of said Quarter Quarter Section 495 feet to the point of beginning of the land herein described and conveyed; thence continue North along said Quarter Quarter Section 165 feet; thence West to a point on the East margin of the Cahaba Beach Road; thence Southerly along the East boundary of said road 165 feet, more or less to a point due west of the beginning point; thence East to point of beginning.

Mineral and Mining rights excepted.

TO HAVE AND TO HOLD Unto the said J. C. Echols and Lorene Echols

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 29th day of January, 1958.

WITNESSES:

J. L. Hardin (Seal.)
Leona Hardin (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 J. L. Hardin and wife, Leona Hardin 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 29th day of January 1958

Wales W. Wallace, Jr. As Notary Public

State of ALABAMA

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 29 day of Jan; 1958 at 8 o'clock P.M. and recorded in Record 191 Page 274 and the Mortgage Tax of Deed Tax of 20 has been paid.

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.

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

As Notary Public