

1626

STATE OF ALABAMA )

SHELBY COUNTY )

BOOK 191 PAGE 348

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS, to the undersigned grantors, MYRTLE Y. MILES, as Trustee under the will of her mother, Mrs. John E. Miles, and MYRTLE Y. MILES, an unmarried woman, FAY MILES BENTON, a widow, in hand paid by JAMES T. DAVIS and wife, ANNE K. DAVIS, the receipt whereof is acknowledged, we the said Myrtle Y. Miles, as Trustee under the will of her Mother, Mrs. John E. Miles and Myrtle Y. Miles, an unmarried woman, Fay Miles Benton, a widow, do grant, bargain, sell and convey unto the said James T. Davis and wife, Anne K. Davis, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama, being a part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, Township 21, Range 1 West and more particularly described as follows: Commencing at the NW corner of Section 25, Township 21 South, Range 1 West; thence South 2 deg. 49' East along Section line a distance of 2234.0 feet to point of beginning of lot herein described; thence North 84 deg. 40' East along South property line of Purser Miles, a distance of 215.45 feet to a point; thence South 6 deg. 43' East a distance of 393.93 feet to a point on the North bank of a branch; thence South 85 deg. 42' West along the North Bank of said Branch, a distance of 242.12 feet to a point on the West boundary of said Section 25; thence North 2 deg. 49' West along said West boundary of Section 25, a distance of 390.11 feet to point of beginning, together with the right of ingress, egress and regress to grantees herein, their heirs and assigns, through and over an alley 15 feet wide, which said alley is described as follows: Beginning at the NW corner of the hereinabove described property and running North 84 deg. 40' East 15 feet; thence North 2 deg. 49' East to the south margin of Mildred Street; thence Westerly along the south margin of Mildred Street 15 feet to the West boundary of said Section 25; thence South 2 deg. 49' East along said Section line to the point of beginning.

TO HAVE AND TO HOLD Unto the said James T. Davis and Anne K. Davis, 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 seals this the 5<sup>th</sup> day of February, 1958.

Myrtle Y. Miles  
(Myrtle Y. Miles, as Trustee under the will of her mother, Mrs. John E. Miles)  
Myrtle Y. Miles  
(Myrtle Y. Miles)  
Fay Miles Benton  
(Fay Miles Benton)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Wales W. Wallace, Jr., a Notary Public, in and for said County, in said State, hereby certify that Myrtle Y. Miles, whose name as Trustee under the Will of her Mother, Mrs. John E. Miles, 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 in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.  
Given under my hand this the 5<sup>th</sup> day of February, 1958.

Wales W. Wallace, Jr.  
Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Wales W. Wallace, Jr., a Notary Public, in and for said County, in said State, hereby certify that Myrtle Y. Miles and Fay Miles Benton, 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 this the 5<sup>th</sup> day of February, 1958.

Wales W. Wallace, Jr.  
Notary Public



Filed 2/6/58 4 AM  
Shelby Co. 400 p 9

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was in this office for record the  
Page 343 & examined  
Record  
Judge of Probate  
State of Alabama, Shelby County  
I, L. C. Walker, Judge of Probate, do hereby certify that the within and recorded in Book 191, Page 343, at 4 o'clock P. M., and the Mortgage Tax of \$  
Day of Feb. 1958  
Fee \$