

State of Alabama

SHELBY

County

BOOK

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and 00/100 (\$1000.00).....

DOLLARS

to the undersigned grantor s, C. W. Morris and H. P. Lipscomb, Jr.

in hand paid by Charles G. McDowell and wife, Hilda S. McDowell,

the receipt whereof is acknowledged we the said C. W. Morris and wife, Bertha S. Morris;  
and H. P. Lipscomb, Jr., a single man,do grant, bargain, sell and convey unto the said Charles G. McDowell and wife, Hilda S.  
McDowell,

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

Shelby

County, Alabama, to-wit:



Beginning at the NE corner of the SE $\frac{1}{4}$  of Sec. 28, Twp. 20, Range 4 West, thence west 1331.0 feet along the quarter section line to an iron stake at the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 28, Thence south 38° 15' west 912 feet to a stake on the south side of the right of way of the paved highway running from the bridge at Genery's Gap, being the NE corner of the property herein conveyed, thence south 49° 30' east 1089 feet to an iron stake, being the SE corner of said lot, thence south 36° 20' west 200 feet to an iron stake being the SW corner of said lot, thence north 49° 30' west 1089 feet to an iron stake on the south side of said highway, being the NW corner of said lot, thence north 36° 20' east 200 feet along the right of way of the paved highway to the iron stake being the point of beginning, including five acres more or less.

TO HAVE AND TO HOLD Unto the said Charles G. McDowell and wife, Hilda S. McDowell,

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 24th day of February, 1958.

WITNESSES:

(Seal.)

(Seal.)

(Seal.)

State of

ALABAMA

JEFFERSON

COUNTY

I, Frances E. Shell

a Notary Public in and for said County, in said State,

hereby certify that C. W. Morris and wife, Bertha S. Morris; and H. P. Lipscomb, Jr., a  
single man,

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 February, 1958.

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 7 day of Mar, 1958, at 8 o'clock P. M.  
and recorded in Deed Record 192 Page 34, and the Mortgage Tax of  
Deed Tax of 1.00 has been paid.

Judge of Probate