

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 192 PAGE 169

That in consideration of THREE THOUSAND DOLLARS & other good and valuable consideration

to the undersigned grantors Roy L. Grantham and wife, Evelyn T. Grantham

in hand paid by Deal Stewart and wife, Ruth Stewart

the receipt whereof is acknowledged we the said Roy L. Grantham and Evelyn T. Grantham

do grant, bargain, sell and convey unto the said Deal Stewart and Ruth Stewart

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

Shelby

County, Alabama, to-wit:

All of that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19, Range 1 West, more particularly described as follows:

Beginning at the SE corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 29; run thence West along the South boundary line of said 40 acre tract 401 feet more or less, to the West line of the Florida Short Route Highway for the point of beginning of the parcel hereby conveyed; thence run South 86 deg. 15' West 268 feet; thence run North 2 deg. 15' West 660 feet; thence run North 86 deg. 15' East 453.8 feet to the West line right of way of the Florida Short Route Highway; thence run in a Southwesterly direction along the Westerly line of said highway to the point of beginning of the parcel hereby conveyed; said parcel containing 4.85 acres.

As a part of the consideration hereof, the grantees herein assume the unpaid balance on that certain mortgage from Roy L. Grantham and wife, Evelyn T. Grantham to City Federal Savings and Loan Association, dated March 4, 1952, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 222, page 123.

TO HAVE AND TO HOLD Unto the said Deal Stewart and Ruth Stewart

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 13th day of March, 1958.

WITNESSES:

Roy L. Grantham (Seal.)

Evelyn T. Grantham (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 Roy L. Grantham and wife, Evelyn T. Grantham 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 13th day of March 19 58

Wales W. Wallace, Jr. As Notary Public

State of Alabama, Shelby County

I, L. C. Walker, Jr., Judge of Probate hereby certify that the within deed was filed in this office for record the day of March 19 58 at 1 o'clock P. M. and recorded in Book 192 Page 169 & examined and the Mortgage Tax of \$ 3.00 has been paid.

Fee \$ 1.00 L. C. Walker, Jr. Judge of Probate

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known 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