

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

BOOK 192 PAGE 187

That in consideration of One Hundred Dollars and other good and valuable consideration ~~XXXXXX~~

to the undersigned grantor W. D. Osborn and wife, Alene Osborn

in hand paid by Thomas J. Nance and Jeanette W. Nance

the receipt whereof is acknowledged we the said W. D. Osborn and wife, Alene Osborn

do grant, bargain, sell and convey unto the said

Thomas J. Nance and Jeanette W. Nance

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

Shelby

County, Alabama, to-wit:

All that part of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East lying east of the Westover-Sterrett paved highway, provided however, there is excepted herefrom a strip of land 330 feet wide off the south side of said forty acres, the same having been conveyed to H. S. Guthrie and wife on January 1, 1953, as shown by deed recorded in Deed Book 162 Page 498 in Probate Office of Shelby County, Alabama.

Minerals and Mining Rights Excepted

TO HAVE AND TO HOLD Unto the said Thomas J. Nance and Jeanette W. Nance

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 19th day of June, 1956.

WITNESSES:

W. D. Osborn (Seal.)
Alene Osborn (Seal.)
W. D. Osborn
Alene Osborn

State of ALABAMA

SHELBY

County

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that W. D. Osborn and wife, Alene Osborn 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 19th day of June, 1956

Martha B. Joiner As Notary Public

State of ALABAMA

I, L. C.

day of March 1958 at 8 o'clock A. M. and recorded in Deed Book 192 Page 187 and the Mortgage Tax of \$ has been paid.

Doc. E 15 Judge of Probate

has been
in inst
by law.

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