

State of Alabama

SHELBY

County

BOOK

193

PAGE 134

Know All Men By These Presents.

That in consideration of Four Hundred and no/100-----DOLLARS

to the undersigned grantors Rudolph F. Tidmore and wife, Odell Tidmore

in hand paid by D. H. Bentley^{Sr.} and wife, Boyd Bentley

the receipt whereof is acknowledged we the said Rudolph F. Tidmore and wife, Odell Tidmore

do grant, bargain, sell and convey unto the said D. H. Bentley^{Sr.} and wife, Boyd Bentley

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

Shelby County, Alabama, to-wit:

Lot No. 6 according to map of the R. F. Tidmore property recorded in Map Book 4 page 16, of the Office of Judge of Probate, Shelby County, Alabama.

Also described as: A lot in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West more particularly described as follows: Commencing at the SW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21, Range 1 West and run along the South line of said forty, North 84 deg. 40 minutes East a distance of 865.0 feet; thence continue North 84 deg. 40 minutes East 1029.9 feet; thence run North 4 deg. 20 minutes West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South margin of said dirt road South 85 deg. 10 minutes West a distance of 612.0 feet to the point of beginning of the lot herein described; thence run South 4 deg. 20 minutes East a distance of 200.0 feet; thence run North 85 deg. 10 minutes East a distance of 102.0 feet; thence run North 4 deg. 20 minutes West a distance of 200 feet to the South margin of said dirt road; thence along the South margin of said road South 85 deg. 10 minutes West a distance of 102.0 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said D. H. Bentley^{Sr.} and wife, Boyd Bentley

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;

heirs, executors and administrators, covenant we are lawfully seized in fee simple of said

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 3rd day of May, 1958.

WITNESSES:

Rudolph F. Tidmore (Seal.)

Odell Tidmore (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Rudolph F. Tidmore and wife, Odell Tidmore 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 3rd day of May 19 58.

W. W. Rabren

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 6 day of May, 19 58 at 2 o'clock P. M. and recorded in Record Book 134 and the Mortgage Tax of \$0.00 has been paid.