

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Five Hundred and other good and valuable consideration

to the undersigned grantor Philip J. Kyser and wife, Vera Mae D. Kyser

in hand paid by L. C. Parnell and Nell J. Parnell

the receipt whereof is acknowledged we the said Philip J. Kyser and wife, Vera Mae D. Kyser

do grant, bargain, sell and convey unto the said L. C. Parnell and Nell J. Parnell

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

Shelby

County, Alabama, to-wit:

Lot No. 18 and West half of Lot No. 17, in Block 6, all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on page 269 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said L. C. Parnell and Nell J. Parnell

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 S this 7th day of February, 1958.

WITNESSES:

*J. Blakely*  
*J. Blakely*

*Philip J. Kyser* (Seal.)  
*Philip J. Kyser*  
*Vera Mae D. Kyser* (Seal.)  
*Vera Mae D. Kyser* (Seal.)

State of ALABAMA

SHELBY

County

I, J. F. Blakely, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and wife, Vera Mae D. Kyser 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 7th day of February, 1958.



*J. F. Blakely* As 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 28 day of May 1958, at 8 o'clock P. M. and recorded in Deed Book 193 Page 323, and the Mortgage Tax of Deed Tax of 1.00 has been paid.

*L. C. Walker* Judge of Probate