

3421

\$ 500

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Dollars and other good and valuable consideration, to the undersigned grantors, W. J. Maxwell and wife, Dora Maxwell, in hand paid by C. W. Maxwell and Jean Maxwell, the receipt whereof is acknowledged, we, the said W. J. Maxwell and wife, Dora Maxwell do grant, bargain, sell and convey unto the said C. W. Maxwell and Jean Maxwell, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama; to-wit:

Commence at the northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21 Range 3 West and run south 15 feet to the south line of Maylene public road; thence west along same 60 feet to the westerly right of way line of Siluria-Montevallo paved highway; thence along said right of way line south, 22 degrees 30 minutes west 325 feet to the eastmost corner of Lot 5 according to a map of certain lands of W. J. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 14; thence north 67 degrees 30 minutes west along the north line of said Lot 5 and across an unnamed alley 165 feet to the southmost corner of Lot 13 in said subdivision to the point of beginning; thence north, 22 degrees 30 minutes east, 50 feet to the south line of an alley; thence north, 67 degrees 30 minutes west, 150 feet to the easterly line of an unnamed street; thence along said street run south 22 degrees 30 minutes west 50 feet; thence south, 67 degrees 30 minutes east 150 feet to the point of beginning;

Also there is conveyed herein all our right, title and interest in and to that certain 15 foot abandoned alley lying north of the lot hereinabove described;

Also commence at the northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West and run south 15 feet to the south line of Maylene public road; thence east along same 60 feet to the westerly right of way line of Siluria-Montevallo paved highway; thence along said right of way line south, 22 degrees 30 minutes west, 275 feet to the northeast corner of Lot 6 according to a map of certain lands of W. J. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14; thence north 67 degrees 30 minutes west along the north line of said Lot 6 and across an unnamed alley 165 feet to the northeast corner of Lot 13 in said subdivision; thence north, 22 degrees 30 minutes east 15 feet to the point of beginning; thence continue in the same direction 25 feet; thence north, 67 degrees 30 minutes west, 150 feet to the easterly line of an unnamed street; thence south, 22 degrees 30 minutes east along said street 25 feet; thence south, 67 degrees 30 minutes east, 150 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said C. W. Maxwell and Jean Maxwell, 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

8th day of August, 1958.

Martha B. Joiner
Leil Harrison
 Witnesses

W. J. Maxwell
 W. J. Maxwell

Dora Maxwell
 Dora Maxwell

State of Alabama
 Shelby County

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that W. J. Maxwell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 1958 .

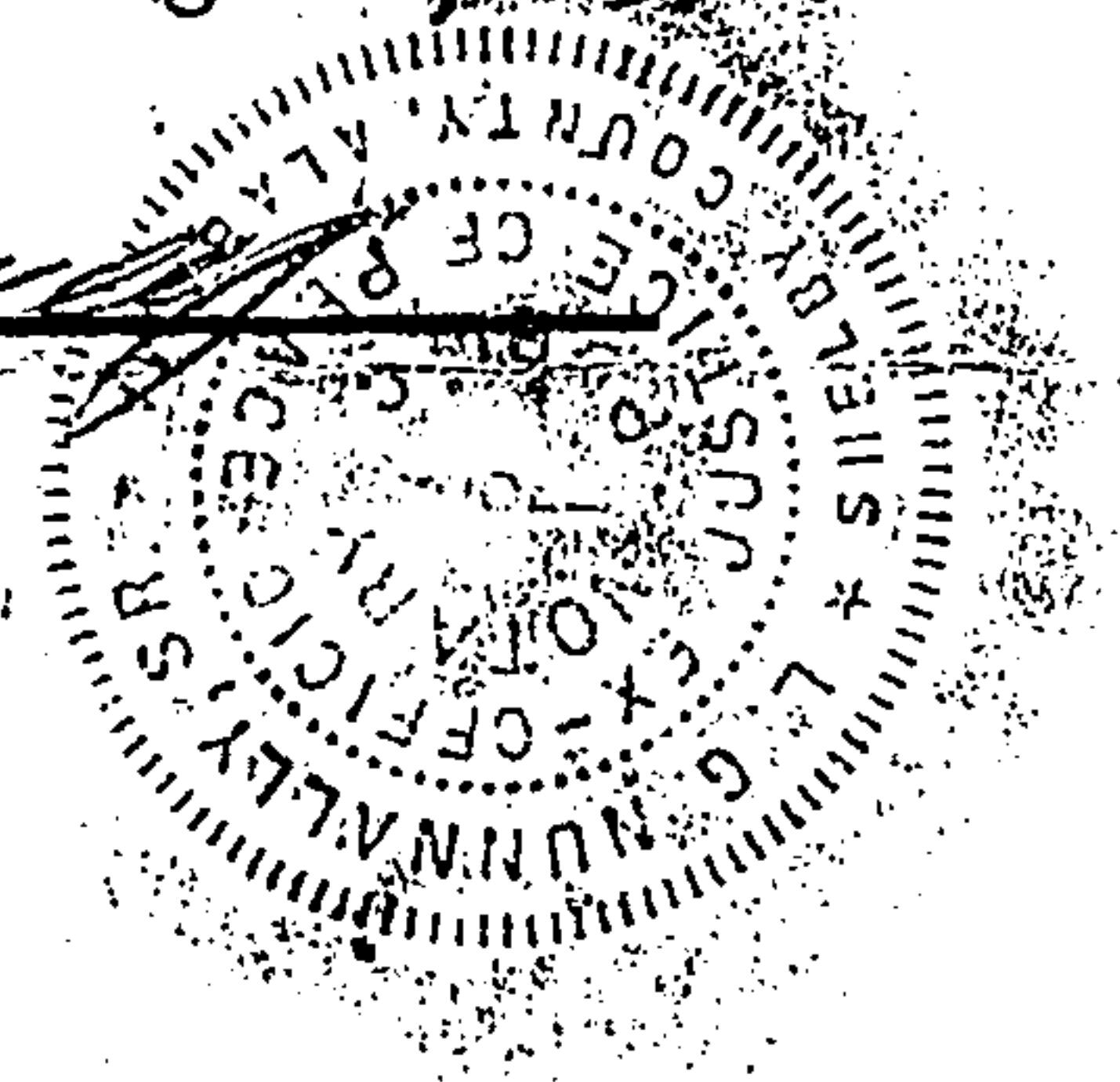
Martha B. Joiner
 Notary Public

State of Alabama
 Shelby County

I, L. B. Krumm, a Notary Public in and for said County in said State, hereby certify that Dora Maxwell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of August, 1958.

L. B. Krumm
 Notary Public



State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 18 day of August 1958 at 8 o'clock A. M. and recorded in Deed Record 194 Page 498 & examined 8-20-58 and the Mortgage Tax of \$ 58 and the Deed Tax of \$ 58 has been paid.
 Fee \$ 2.05
L. C. Walker Judge of Probate