

State of Alabama

Shelby County

Know All Men By These Presents,

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

to the undersigned grantor Claudie Hughes and wife, Annie Mae Hughes in hand paid by Leslie Seale and Mary D. Seals

the receipt whereof is acknowledged we the said Claudie Hughes and wife, Annie Mae Hughes

do grant, bargain, sell and convey unto the said Leslie Seale and Mary D. Seale

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

Shelby County, Alabama, to-wit:



All that part of the NW 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, which lies east of the new Columbiana-Chelsea Public Highway, as constructed and paved, being the same land described in Deed Book 140 Page 120 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Leslie Seale and Mary D. Seale

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 25th day of August, 1958.

WITNESSES:

Claudie Hughes (Seal)

Annie Mae Hughes (Seal)

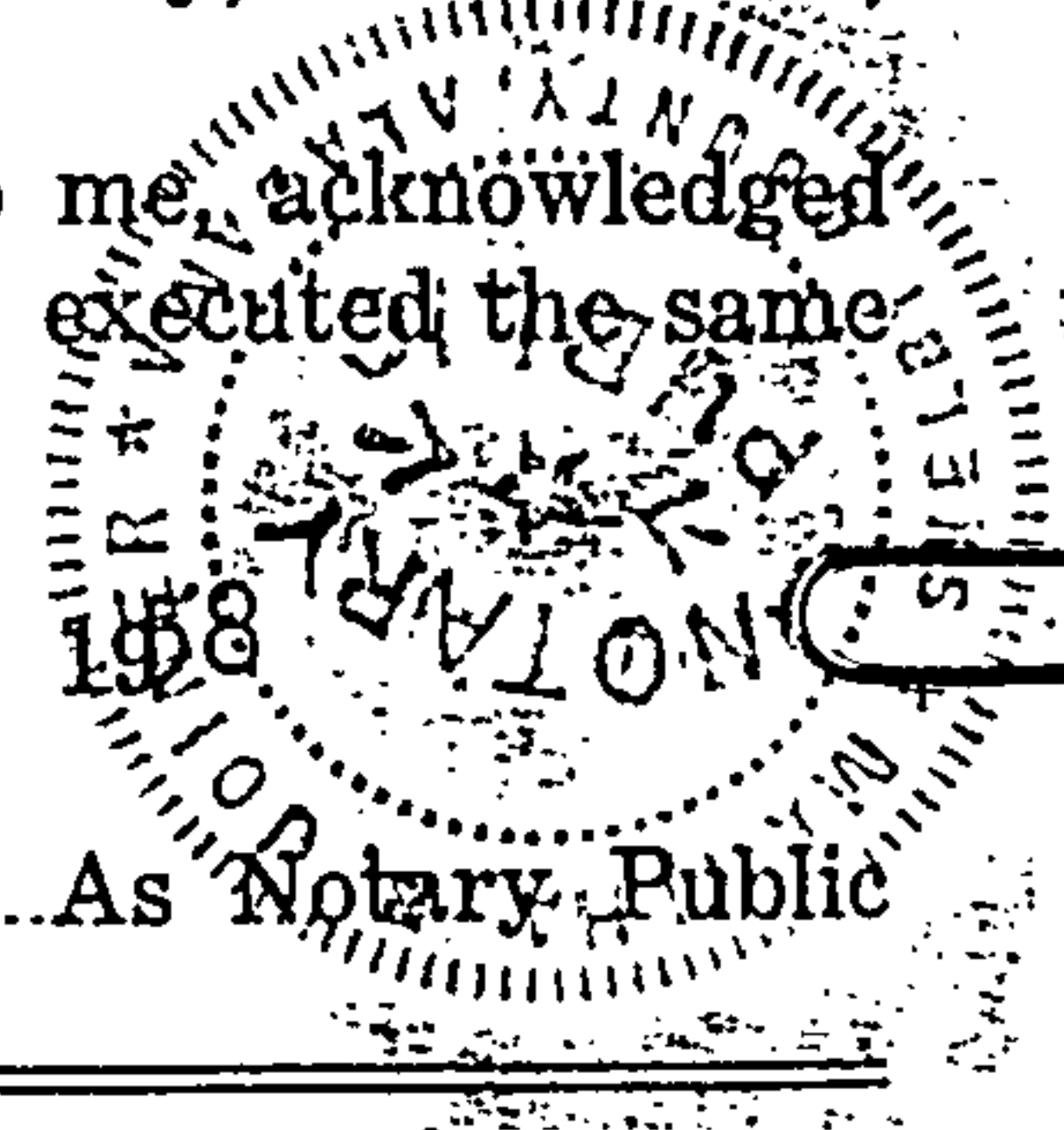
State of ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Claudie Hughes and wife, Annie Mae Hughes 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 25th day of August 1958

Martha B. Joiner 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 26 day of Aug., 1958, at 8 o'clock P. M. and recorded in Deed Record 195 Page 36, and the Mortgage Tax of .55 Doed Tax of .50 has been paid.

L. C. Walker Judge of Probate

1.45