

\$ 4.40 Fed. Tax

210

BOOK 196-147

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of One Thousand Dollars and other good and valuable consideration

to the undersigned grantor A. P. Niven and wife, Nannie Viola Niven in hand paid by Omar L. Horst and Mildred C. Horst

the receipt whereof is acknowledged we the said A. P. Niven and wife Nannie Viola Niven do grant, bargain, sell and convey unto the said Omar L. Horst and Mildred C. Horst

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

Shelby County, Alabama, to-wit:

N 1/2 of the SW 1/4 of Section 3, Township 20, Range 1 West.

TO HAVE AND TO HOLD Unto the said Omar L. Horst and Mildred C. Horst

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 27th day of September 1958.

WITNESSES:

Malcolm D. Smith, Jr.

A. P. Niven (Seal.)

Nannie Viola Niven (Seal.)

(Seal.)

(Seal.)

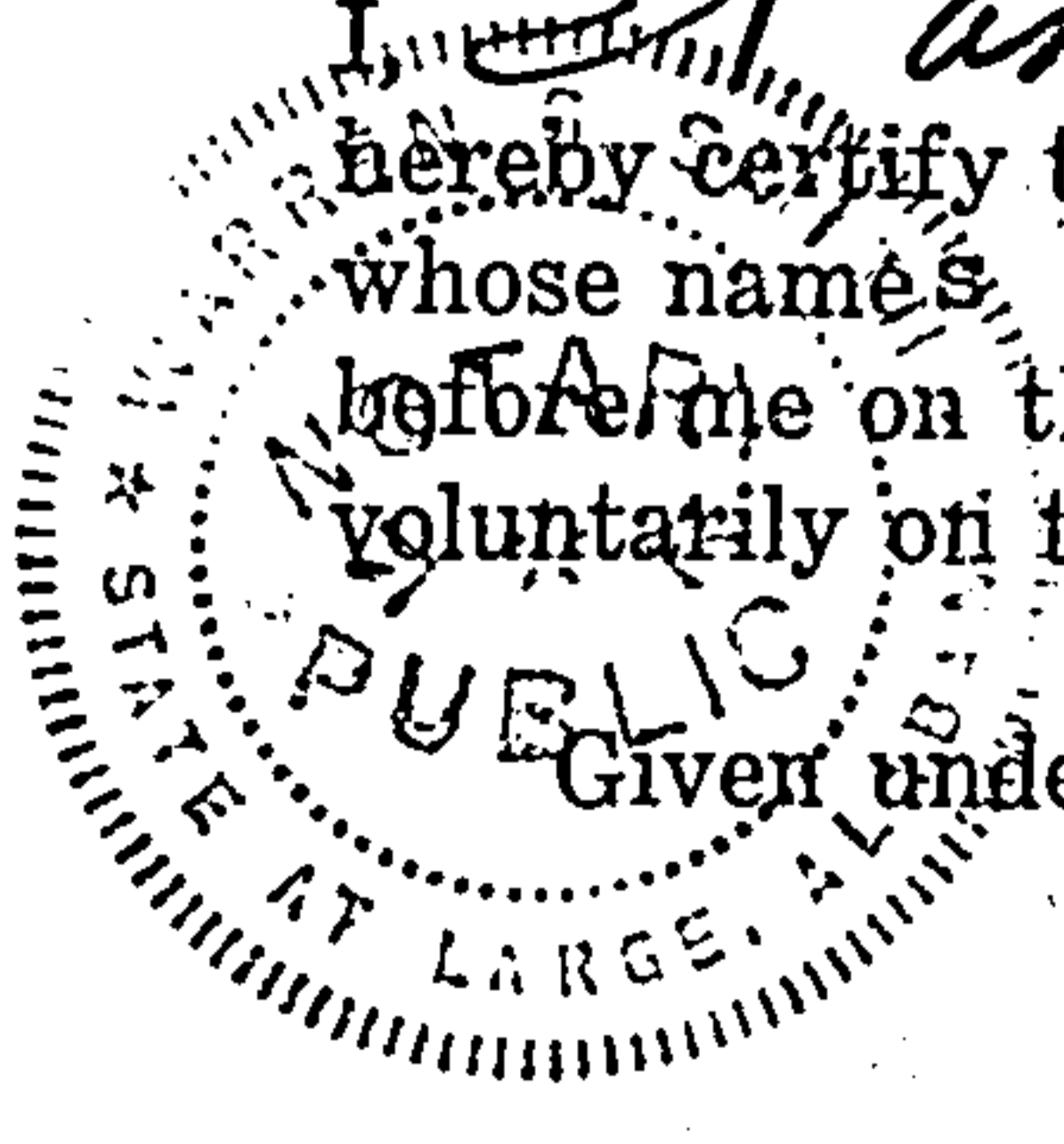
State of ALABAMA

Jefferson COUNTY

I, Hassan S. Smith, a Notary Public in and for said County, in said State, hereby certify that A. P. Niven and wife, Nannie Viola Niven 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 27 day of September 19 58.

Hassan S. Smith 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 14 day of Oct, 1958, at 8 o'clock P. M. and recorded in deed record 196 Page 147, and the mortgage tax of \_\_\_\_\_ and Deed Tax of 4.00 has been paid. L. C. Walker Judge of Probate

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