

State of Alabama

SHELBY

County

BOOK

198 PAGE 204

Know All Men By These Presents,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor J. L. Hardin^{Sr.} and wife, Leona Hardin

in hand paid by J. C. Echols and wife, Lorene Echols

the receipt whereof is acknowledged we the said J. L. Hardin^{Sr.} and Leona Hardin

do grant, bargain, sell and convey unto the said J. C. Echols and Lorene Echols

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

Shelby

County, Alabama, to-wit:

A parcel of land in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18, Range 1 West, more particularly described as follows: Commence at the Southeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, run thence Northerly along the East boundary line of said forty, 660 feet to the point of beginning of the lot herein conveyed, and from said point of beginning thence continue North along the East line of said forty, 165 feet; thence West to a point on the East margin of Cahaba Beach Road; thence in a Southerly direction along the East margin of said Road 165 feet more or less to a point due West of the point of beginning; thence East to the point of beginning. Mineral and Mining rights excepted.

This deed is executed to correct description in that certain deed executed by grantors herein to grantees herein, dated January 29, 1958, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 191, page 274.

TO HAVE AND TO HOLD Unto the said J. C. Echols and Lorene Echols

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,

this 3rd day of January, 1959.

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 767

WITNESSES:

I hereby certify that the Deed Tax has been collected on this instrument.

J. L. Hardin^{Sr.} (Seal.)

Leona Hardin (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that J. L. Hardin^{Sr.} and wife, Leona Hardin 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 January 1959.

Handy Ellis As Notary Public
State at Large for Alabama

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 3 day of Jan, 1959, at 10 o'clock P. M. and recorded in Deed Book 198 Page 204 and the Mortgage 12:01 Deed Tax of _____ has been paid.

L. C. Walker Judge of Probate

Given under my hand and official seal this the

day of

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