

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of TEN DOLLARS & other good and valuable consideration

DOLLARS

to the undersigned grantors Robert L. Carden and wife, Jo Ann Carden

in hand paid by Eugene Mitchell and wife, Agnes Mitchell

the receipt whereof is acknowledged we the said Robert L. Carden and Jo Ann Carden

do grant, bargain, sell and convey unto the said Eugene Mitchell and Agnes Mitchell

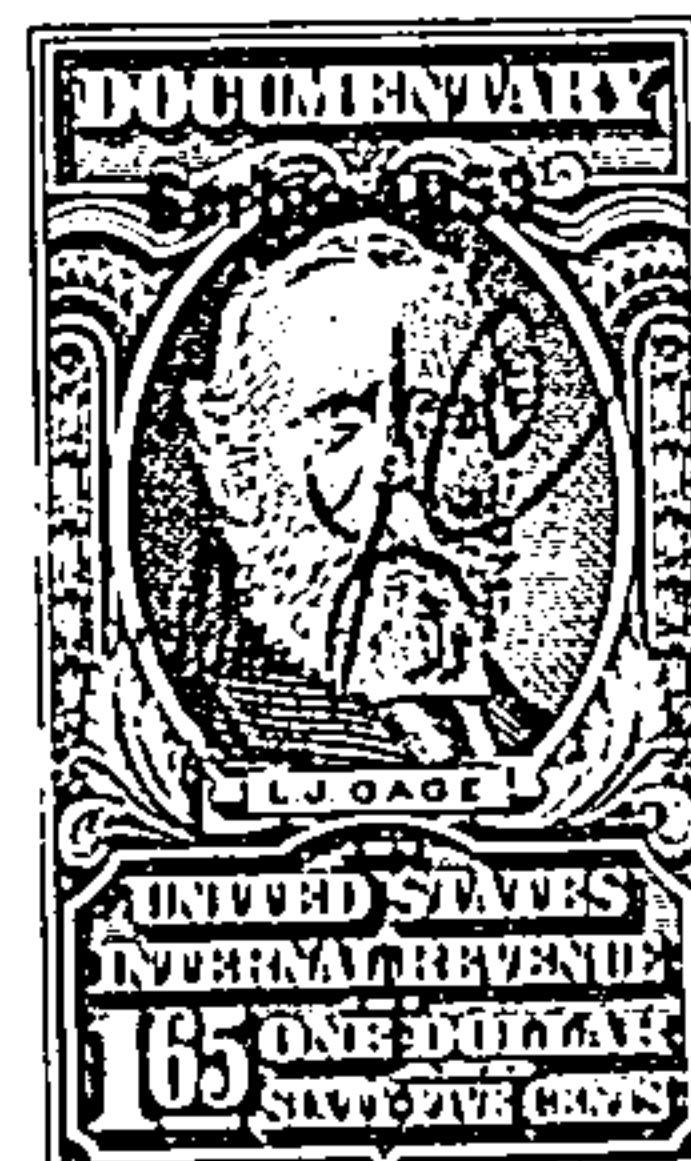
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 21, Range 3 West, more particularly described as follows: Commence at the NE corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 21, Range 3 West; run thence South 88 deg. 15' West along the North boundary of said Quarter Quarter Section 312 feet to the point of beginning of the land herein described and conveyed; from said beginning point, thence continue in the same direction south 88 deg. 15' West along the North boundary of said Quarter Quarter section 474 feet, more or less, to the east margin of the present Birmingham-Montgomery paved four lane highway; thence South 46 deg. 30' East along the East boundary of said right of way 443.6 feet, more or less, to the NW boundary of the J. V. Vanderslice land; thence North 24 deg. 05' East along the NW boundary of said J. V. Vanderslice land to the point of beginning.

There is excepted from this conveyance the present right of way of the Birmingham-Montgomery four lane highway and transmission line permits of record.



TO HAVE AND TO HOLD Unto the said Eugene Mitchell and Agnes Mitchell

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 hand s and seal,

this 15th day of January, 1959.

WITNESSES:

Robert L. Carden (Seal.)
(Robert L. Carden)

Jo Ann Carden (Seal.)
(Jo Ann Carden)

(Seal.)

(Seal.)

State of ALABAMA

SHELBY COUNTY

I, *[Signature]*, a Notary Public in and for said County, in said State, hereby certify that Robert L. Carden and wife, Jo Ann Carden 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 15th day of January 19 59. *[Signature]* As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19 . As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.00 has been paid on the within
instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

State of Alabama, Shelby County

I, Conrad M. Fowler, Judge of Probate hereby certify that the within *deed* was filed in this office for record this *20* day of *January*, 19 *59* at *2* o'clock *P*.M. and recorded in *deed* Record *198* Page *369* & examined *20* and the Mortgage Tax of \$ *1.65* has been paid. *Conrad M. Fowler* Judge of Probate
Fee \$ *1.65*