

State of Alabama

SHELBY

County

BOOK

198

467

467

Know All Men By These Presents,

That in consideration of TWENTY-FIVE AND NO/100 (\$25.00)

DOLLARS

to the undersigned grantors W. T. Woodruff and wife, Medie Woodruff

in hand paid by Charles L. Kirkland and wife, Doris F. Kirkland

the receipt whereof is acknowledged we the said W. T. Woodruff and Medie Woodruff

do grant, bargain, sell and convey unto the said Charles L. Kirkland and Doris F. Kirkland

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

Shelby

County, Alabama, to-wit:

A tract of land in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 4, Township 18, Range 1 East, more particularly described as follows: Commence at the NE corner of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$  and run thence Westerly along the North boundary of said Quarter Quarter Section 395 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary of said Quarter Quarter Section to its intersection with the South boundary of a public road; thence Southwesterly along the south boundary of said public road to its intersection with the West boundary of said Quarter Quarter Section; thence Southerly along the West boundary of said Quarter Quarter Section to the SW corner of said Quarter Quarter Section; thence Easterly along the South boundary of said Quarter Quarter Section to a point 395 feet West of the SE corner of said Quarter Quarter Section; thence Northerly and parallel with the East boundary of said Quarter Quarter Section 1320 feet to point of beginning. Containing 25 acres, more or less.

TO HAVE AND TO HOLD Unto the said Charles L. Kirkland and Doris F. Kirkland

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<sup>s</sup> and seal,

this 29th day of January, 1959

WITNESSES:

W. T. Woodruff (Seal.)

(W. T. Woodruff)

Medie Woodruff (Seal.)

(Medie Woodruff)

State of ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr.

, a Notary Public in and for said County, in said State,

hereby certify that W. T. Woodruff and wife, Medie Woodruff

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 29th day of January 1959

Wales W. Wallace, Jr. As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 29 day of Jan 1959 at 1 o'clock and recorded in Record, Page 467 and the Mortgage Tax Deed Tax 55 has been paid.

Conrad M. Fowler Judge of Probate

the husband.