

State of Alabama

SHELBY

County

Know All Men By These Presents,

One Dollar and other good and valuable consideration and the assumption by That in consideration of / the grantees of the unpaid balance due on that certain mortgage from grantors herein to Cobbs, Allen & Hall dated 6/9/51, recorded Mtg. Book 218 Page 316 and which was assigned to Federal Nat'l Mtg. Asso, on 6/28/51, recorded in Deed Book 146 Page 561 in Probate Office of Shelby County, Alabama, to the undersigned grantor Ralph Maurice Battle and wife, Anne E. Battle

in hand paid by J. I. Harrison and Claire C. Harrison

the receipt whereof is acknowledged we the said Ralph Maurice Battle and wife, Anne E. Battle

do grant, bargain, sell and convey unto the said J. I. Harrison and Claire C. Harrison

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

Shelby

County, Alabama, to-wit:

Lot 4 in Block No. 1 of Columbiana Homes, Inc. Subdivision as the same appears of record in the Probate Office of Shelby County, Alabama, in map of said subdivision which is recorded in Map Book 3 Page 82,

Subject to the restrictions and covenants heretofore made by Columbiana Homes, Inc. in the use of said lands, which restrictions and covenants are recorded in Deed Book 143 Page 258 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said J. I. Harrison and Claire C. Harrison

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, s

this 2nd day of February 1959.

WITNESSES:

Ralph Maurice Battle (Seal.)
Ralph Maurice Battle

Anne E. Battle (Seal.)
Anne E. Battle

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that Ralph Maurice Battle and wife, Anne E. Battle 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 2nd day of February 1959.

Martha B. Jones 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 6 day of Feb 19 59 at 2 o'clock and recorded in 30 Record Page 24 and the Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler Judge of Probate