

\$ 12.10 Feb. Stamps
Bal. on V.A. Mfg. 1965.90
of 3000.00

State of Alabama
SHELBY County

BOOK 199 PAGE 113
Know All Men By These Presents.

That in consideration of Three Thousand and No/100 DOLLARS
And other good and valuable consideration.

to the undersigned grantors John W. Ramsden and wife, Kathleen Sides Ramsden
in hand paid by Virgil Bright and wife, Margie Bright
the receipt whereof is acknowledged we the said John W. Ramsden and wife, Kathleen Sides Ramsden
do grant, bargain, sell and convey unto the said Virgil Bright and wife, Margie Bright
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

A part of the SE¼ of NW¼ of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Begin at the point where Moody Street in Town of Montevallo intersects the property line of property known as E. S. Lyman tract; thence North 48 deg East along Lyman tract 854.0 feet to point of beginning of tract herein described and conveyed; thence continue along this boundary line of above named property North 48 deg East 193 feet 6 inches to West right of way line of Siluria-Montevallo Road; thence along said Road right of way South 1 deg 16 minutes West 217 feet; thence run South 87 deg West 139 feet; thence run North 3 deg 30 minutes West 100 feet to point of beginning.

The grantees assume and agree to pay the balance due on mortgage to Carl R. Gray, Jr., as Administrator of Veterans Affairs, dated January 17, 1952 and recorded in Mortgage Book 221 at page 253 in the Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Virgil Bright and wife, Margie Bright

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 and seal,
this day of February, 1959.
WITNESSES:
L. G. Wallace
John W. Ramsden (Seal.)
Kathleen Sides Ramsden (Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, H. W. Anglin, a Notary Public in and for said County, in said State, hereby certify that John W. Ramsden and wife, Kathleen Sides Ramsden 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 7th day of February 19 59
H. W. Anglin As Notary Public
Commission Expires January 5, 1960

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 9 day of Feb 19 59 at 8 o'clock and recorded in Record, Page 113 and the Mortgage Tax Deed Tax 11.00 has been paid.
Conrad M. Fowler Judge of Probate