

State of Alabama

Shelby

County

1931

BOOK 199 PAGE 127

Know All Men By These Presents,

That in consideration of One Dollar, Love and Affection DOLLARS

to the undersigned grantors Emmett Douglas Wyatt and wife, Frances Ophelia Wyatt

in hand paid by L. N. Wyatt and wife, Kathleen Wyatt

the receipt whereof is acknowledged we the said Emmett Douglas Wyatt and wife Frances Ophelia Wyatt

do grant, bargain, sell and convey unto the said I. N. Wyatt and wife, Kathleen Wyatt

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

Shelby County, Alabama, to-wit:

"N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, all situated in Section 9, Township 20 South, Range 2 East, excepted herefrom, a parcel of real estate described as follows; begin at the SW corner of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North 87 deg. 30 min. East a distance of 954 ft. to the point of beginning; thence North 9 deg. 15 min. East a distance of 367. 9 ft. to a point; thence North 89 deg. 30 min. West a distance 150 ft. to a point; thence South 9 deg. 15 min. West a distance of 360 ft. to a point; thence due West along South line of said 20 acre plot a distance of 150 ft. to the point of beginning, and also excepted herefrom the following parcel of real estate; a house lot 100 ft. running North and South X 300 ft. running East and West, the East side of said lot abutting the West R/W line of Alabama State Highway #25, and North side abutting the North line of said 20 acre plot."

TO HAVE AND TO HOLD Unto the said I. N. Wyatt and wife, Kathleen Wyatt

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 seals

this 19th. day of March, 1958.

WITNESSES:

James H. Sharbutt
as to each Grantor

Emmett Douglas Wyatt (Seal.)

Frances Ophelia Wyatt (Seal.)

(Seal.)

(Seal.)

J. M. Sharbutt
Shelbyville, Ala

Emmett Douglas Wyatt and wife,

Frances Ophelia Wyatt

TO

L. M. Wyatt and wife,

Kathleen Wyatt

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the 10

day of Feb 19 58

at 2 o'clock P. M. and was duly re-

corded in Volume 199 of Deeds

at page 127, and examined.

Conrad M. Fowler
Judge of Probate.

BOOK 199 PAGE 128

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Emmett Douglas Wyatt and wife, Frances Ophelia Wyatt 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 19th day of March 19 58.

Notary Public, State of Alabama at Large
Commission Expires April 21, 1960
Bonded by The Employers Liability Assurance Corporation

James H. Sharbutt Notary Public

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 19th day of March, 19 58, came before me the within named Frances Ophelia Wyatt known to me to be the wife of the within named Emmett Douglas Wyatt 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 19th day of March 19 58.

Notary Public, State of Alabama at Large
Commission Expires April 21, 1960
Bonded by The Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$... .. Privilege Tax
has been paid on the with-
in 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 for record the 10 day of Feb 19 58 at 2 o'clock and recorded in Record, Page 127 and the Mortgage Tax Deed Tax 50 has been paid. 199

Conrad M. Fowler
Judge of Probate