

STATE OF ALABAMA

SHELBY COUNTY

BOOK 199 PAGE 276

Know All Men By These Presents,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor O. W. Speer, Sr. and wife, Robbie Lee Speer in hand paid by O. W. Speer, Jr. and Edna Charles Speer (husband and wife)

the receipt whereof is acknowledged we the said O. W. Speer and Robbie Lee Speer

do grant, bargain, sell and convey unto the said O. W. Speer, Jr. and Edna Charles Speer

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

Shelby

County, Alabama, to-wit:

From the Northwest corner of SW 1/4 of NE 1/4, Section 11, Township 24, Range 13 East, Shelby County, Alabama, run South 40 feet to the South side of dirt road to the beginning point of the lot herein conveyed; from the beginning point thus established run South 74 deg. 40 min. East along the South side of said dirt road, 485 feet to the West or Northwest side of a road to the Cemetery; thence South 37 deg. West 759 feet along said road to a point on the West line of said SW 1/4 of NE 1/4, Section 11, Township 24, Range 13 East; thence North along said West line 735 feet to the beginning point. Situated in SW 1/4 of NE 1/4, Section 11, Township 24, Range 13 East, Shelby County, Alabama.

This deed is executed to correct description in that certain deed executed by grantors herein to grantees herein, dated May 21, 1956, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 180, page 128.

TO HAVE AND TO HOLD Unto the said O. W. Speer, Jr. and Edna Charles Speer

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 31st day of January, 1959.

STATE OF ALABAMA WITNESSES: SHELBY COUNTY ACT NO. 789

O.W. Speer Sr (Seal) O.W. Speer, Sr. Robbie Lee Speer (Seal)

I, Handy Ellis State at Large for Alabama, a Notary Public in and for said County, in said State, hereby certify that O. W. Speer, Sr. and wife, Robbie Lee Speer 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 16th day of February 1959

Handy Ellis 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 12 day of Feb 19 59 at o'clock in the record Book 199 276

No for fee