

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 199 PAGE 411

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable ~~DOLLARS~~ consideration

to the undersigned grantors, W. E. Pate and wife, Annie Pate,

in hand paid by Therman Goodwin and wife, Hazel Goodwin

the receipt whereof is acknowledged we the said W. E. Pate and wife, Annie Pate

do grant, bargain, sell and convey unto the said Therman Goodwin and wife, Hazel Goodwin

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

Shelby

County, Alabama, to-wit:

Commence at the Southwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 21, Range 3 West and run along said 40 acre line North 3 degrees 30 minutes West 660 feet to an iron pipe, said point being the Southeast corner of Lot 5, according to K. B. Nickerson's Survey of Helena Road, as shown by map of said survey recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama; thence turn left forming an angle to the right of 88 degrees and run West along the South lines of Lots 5 and 4 of said subdivision a distance of 200 feet to the Southwest corner of said Lot 4; thence turn right, forming an 88 degree angle to the left and run North along the West line of said Lot Four 239.63 feet to the point of beginning of the lot herein conveyed; thence continue North along the West line of said Lot Four 178.37 feet to the Southeast corner of Lot 3 in said subdivision; thence turn left forming an interior angle of 92 degrees and run West along the South line of said Lot Three 124 feet; thence turn left forming an interior angle of 73 degrees 43 minutes and run 181.75 feet to the North line of Pate Drive; thence along same in an easterly direction 79.3 feet to the point of beginning.

There is also conveyed to the grantees herein and to their heirs and assigns forever, an easement for ingress and egress to and from said lots over that certain 20-foot driveway known as Pate Drive which runs in an easterly and westerly direction along the South line of the land herein conveyed and which Drive extends from Ash Street in an easterly direction to the West line of said Lot 4. The North line of said driveway running along the South line of the land herein conveyed and the South line of said driveway being 20 feet South therefrom and parallel thereto and said lines of said Drive extend in the same direction from Ash Street to the West line of said Lot 4, all being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Therman Goodwin and wife, Hazel Goodwin,

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 2nd day of March, 1959.

WITNESSES:



*W. E. Pate* (Seal.)  
W. E. Pate  
*Annie Pate* (Seal.)  
Annie Pate  
(Seal.)  
(Seal.)

TO

WARRANTY DEED

JOINT GRANTEEES 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 4

day of March 1959

at 8 o'clock AM, and was duly re-

corded in Volume 199 of Deeds

at page 411, and examined.

*Conrad M. Fowler*  
Judge of Probate,

BOOK 199 PAGE 412

State of ALABAMA

SHELBY COUNTY

I, *Harold C. Harrison*, a Notary Public in and for said County, in said State, hereby certify that *W. E. Pate* and wife, *Annie Pate* 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 March  
My commission expires:

*Harold C. Harrison* Notary Public  
State of Alabama *for Shelby Co Ala*  
*at Prichard*

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me \_\_\_\_\_ known to me to be the wife of the within named \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

As Notary Public

\$... has in it by

ST.

STATE OF ALABAMA, SHELBY COUNTY

I, *Conrad M. Fowler*, Judge of Probate, hereby certify that the within *deed* was filed for record the 4 day of March 1959 at 8 o'clock AM and recorded in 199 Record Page 411 and the Mortgage Tax of \_\_\_\_\_ Deed Tax of 50 has been paid.

*Conrad M. Fowler* Judge of Probate