

3286

State of Alabama BOOK 201 PAGE 140
SHELBY County

Know All Men By These Presents,

That in consideration of ONE HUNDRED AND NO/100 ----- DOLLARS

to the undersigned grantor Emma B. Wallace, a Widow
in hand paid by M. R. Ware and wife, Myrtie Ware
the receipt whereof is acknowledged I the said Emma B. Wallace, a Widow
does grant, bargain, sell and convey unto the said M. R. Ware and wife Myrtie Ware
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East; thence run East along the North line of said Quarter-Quarter Section a distance of 432.16 feet to the West right-of-way line of the Montevallo - Jemison cut-off (a paved road); thence South 53 deg. 56 min. East along the said right-of-way line a distance of 1063.55 feet to the West margin of a dirt road,; thence South 2 deg. 04 min. West along the West margin of said road a distance of 308.34 feet to the point of beginning; thence continue South 2 deg. 04 min. West along the West margin of said road a distance of 210.00 feet; thence North 87 deg. 56 min. West a distance of 210.00 feet; thence North 2 deg. 04 min. East a distance of 210.00 feet; thence South 87 deg. 56 min. East a distance of 210.00 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said M. R. Ware and wife Myrtie Ware

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 20 day of April, 1959.

WITNESSES:

Mrs. C. V. Wallace }
Mrs. W. O. Mitchum }
E. G. Wallace }
* Emma B. Wallace (Seal.)

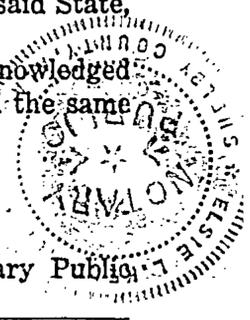
(Seal.)
(Seal.)
(Seal.)

State of ALABAMA
SHELBY COUNTY

I, Estie J. Kendrick, a Notary Public in and for said County, in said State, hereby certify that Emma B. Wallace, a Widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April 19 59.

Estie J. Kendrick Notary Public
Notary Public



State of _____ COUNTY _____

Filed April 21 1959 8 AM West 24