

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,
BOOK 201 PAGE 489

That in consideration of Two Thousand One Hundred and no/100 - - - - - DOLLARS
and assumption of mortgage described below,

to the undersigned grantor, Hazel B. Ladd, a widow,

in hand paid by Isaac R. Britton and Faye R. Britton,

the receipt whereof is acknowledged I, the said Hazel B. Ladd,

do grant, bargain, sell and convey unto the said Isaac R. Britton and Faye R. Britton,

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

Shelby County, Alabama, to-wit:

Lot 21, according to the map and plat of Cahaba River Estates, as recorded
in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby
County, Alabama. Minerals and mining rights excepted.

(Being the same as Lot 21, according to the map and plat of Cahaba River
Estates, as recorded in Map Book 17, Page 64, in the Birmingham Division,
and in Map Book 3, Pages 32 and 33, in the Bessemer Division of the Office
of the Judge of Probate of Jefferson County, Alabama.

Grantees assume and promise to pay mortgage referred to in deed recorded in Volume
198, Page 430, in said Probate Office.

A. N. Ladd, a grantee in deed recorded in Volume 198, Page 430, in said Probate Office
departed this life on or about the 4th day of January, 1959.

TO HAVE AND TO HOLD Unto the said Isaac R. Britton and Faye R. Britton,

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 heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that 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 day of March, 1959.

WITNESSES:

Hazel B. Ladd (Seal.)
Hazel B. Ladd

(Seal.)

State of

COUNTY

I, the undersigned, H. E. W. a Notary Public in and for said County, in said State,
hereby certify that Hazel B. Ladd,
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 26 - day of March, 1959.

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 27 day of March 1959 at 2 o'clock P. M. and
recorded in Record 207 at page 489 and the Mortgage Tax
Deed Tax 2.50 has been paid.