

State of Alabama

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SHELBY

County

Know All Men By These Presents,

That in consideration of One Dollar and the love and affection we have for grantees ~~DOLLARS~~

to the undersigned grantor Johnnie Oliver Mizzell and wife, Eula Mizzell

in hand paid by Marvin E. Horton and Beatrice Horton

the receipt whereof is acknowledged we the said Johnnie Oliver Mizzell and wife, Eula Mizzell

do grant, bargain, sell and convey unto the said Marvin E. Horton and Beatrice Horton

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

Shelby

County, Alabama, to-wit:

Commence at the northeast corner of Section 34, Township 21, Range 1 West and go thence west along the north line of said Section 420 feet to the northwest corner of a lot owned by the grantors herein; thence south and parallel with the east line of said Section run 140 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction 70 feet; thence east and parallel with the north line of said section run 210 feet; thence north and parallel with the east line of said section run 70 feet; thence west and parallel with the north line of said section 210 feet to the point of beginning.

There is reserved to the grantors, their successors and assigns forever, an easement across that certain roadway leading from land lying north of the land conveyed herein and which road runs in a southerly direction across the land being conveyed to Alabama Highway No. 25.

TO HAVE AND TO HOLD Unto the said Marvin E. Horton and Beatrice Horton

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 seal,

this 2nd day of June, 1959.

WITNESSES:

Johnnie Oliver Mizzell (Seal.)
Johnnie Oliver Mizzell

..... (Seal.)
Eula Mizzell

Eula Mizzell (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Johnnie Oliver Mizzell and wife, Eula Mizzell, 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 June, 1959.

Martha B. Joiner As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 2 day of June 1959 at 8 o'clock

Conrad M. Fowler

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