

State of Alabama

SHELBY

County

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Know All Men By These Presents,

That in consideration of One Dollars and other good and valuable consideration being the granting of certain property by the grantees herein to the grantors herein,

to the undersigned grantors C. E. Snell and wife, Mary^T Snell

in hand paid by W. J. Maxwell and Dora Maxwell

the receipt whereof is acknowledged we the said C. E. Snell and wife, Mary^T Snell

do grant, bargain, sell and convey unto the said W. J. Maxwell and Dora Maxwell

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



Shelby

County, Alabama, to-wit:

Lots 15, 16 and 17 according to "Maxwell's Addition to Elliottsville" being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West, as shown by map recorded in the Map Book 3 on page 118 in Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at the northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 14 and run thence south, 2 degrees 30 minutes east, 15 feet; thence south, 87 degrees 30 min. west, 287 feet to the intersection of the east line of 1st Avenue with a public road; thence along the easterly line of 1st Avenue in a southwesterly direction 235 feet to the northmost corner of Lot 15 in said subdivision to the point of beginning of the lots herein described; thence south, 67 degrees 30 minutes east, along the northerly line of said Lot 15 run 150 feet to the westerly line of an alley; thence along said alley and along the easterly line of Lots 15, 16 and 17 run in a southerly direction 150 feet to the northerly line of an unnamed street in said subdivision; thence along same north, 67 degrees 30 minutes west, 120 feet to the southwest corner of Lot 17; thence north, 6 degrees 45 minutes west, 58 feet to the northwest corner of said Lot 17; thence in a northeasterly direction along the east line of 1st Avenue 100 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said W. J. Maxwell and Dora Maxwell

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 16th day of June, 1959.

WITNESSES:

C. E. Snell (Seal.)
C. E. Snell

Mary T. Snell (Seal.)
Mary T. Snell

(Seal.)

(Seal.)

TO

Julius

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 16
day of June 1959
at 4 o'clock P M, and was duly re-
corded in Volume 202 of Deeds
at page 162, and examined.
Conrad M. Fowler
Judge of Probate.

BOOK 202 PAGE 163

State of ALABAMA

SHELBY COUNTY

I, *Carl G. Harrison*, a Notary Public in and for said County, in said State,
hereby certify that C. E. Snell and wife, Mary T. Snell
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 June

Carl G. Harrison As Notary Public
for State of Ala at Pange

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
the within named _____ 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

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the within
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 16 day of June 1959 at 4 o'clock P M. and
recorded in 202 Record 162 at page 162 and the Mortgage Tax
Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate