

3999

State of Alabama

BOOK 212 PAGE 218

SHELBY

County

Know All Men By These Presents.

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

and the love and affection I have for my son, Charles V. Wallace

to the undersigned grantor Emma B. Wallace, a widow

in hand paid by Charles V. Wallace, and wife Louise Wallace

the receipt whereof is acknowledged I the said Emma B. Wallace, a widow

do grant, bargain, sell and convey unto the said Charles V. Wallace and wife, Louise Wallace

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

Shelby County, Alabama, to-wit:

The SW¼ of the NW¼ of the NE¼ of Section 11, Township 24, Range 12 East, being ten acres square, in the Southwest corner of the said NW¼ of NE¼ Section 11, Township 24, Range 12 East.

Grantor conveys five acres of the above described property to grantees in consideration of the sum of Three Hundred Dollars. The additional five acres described above is conveyed to grantors in consideration of the love and affection I have for my son, Charles V. Wallace, and it is the intent of the grantor to convey to the grantees this five acres as a distribution to Charles V. Wallace of his share of the property, and it is to be so treated at the time of my death.

TO HAVE AND TO HOLD Unto the said Charles V. Wallace and wife, Louise Wallace

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 day of March, 1959.

WITNESSES:

Elsie L. Kendrick
R. E. Whaley

Emma B. Wallace (Seal.)
(S Seal.)
(S Seal.)
(S Seal.)

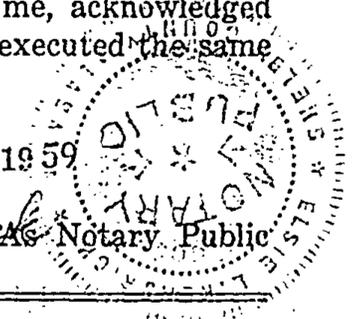
SHELBY COUNTY

I, Elsie L. 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 28 day of March

1959

Elsie L. Kendrick Notary Public



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 26 day of June 1959 at 1 o'clock P.M. and recorded in Book 202 Record 278 at page 278 and the Mortgage Tax Deed Tax 59 has been paid.

Conrad M. Fowler  
Judge of Probate