

1.68 *Francis E. Leonard*

4175

State of Alabama }
SHELBY County }

BOOK 202 PAGE 426

Known All Men By These Presents,

That in consideration of FOURTEEN HUNDRED AND NO/100 (\$1400.00) DOLLARS

to the undersigned grantors E. H. Bentley and wife, Era Bentley
in hand paid by Francis E. Leonard and wife, Cecile W. Leonard

the receipt whereof is acknowledged we the said E. H. Bentley and Era Bentley
do grant, bargain, sell and convey unto the said Francis E. Leonard and Cecile W. Leonard
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West and run along the North line of said forty acres South 89 deg. 00' West 808.0 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East along East side of Moon and Rabren and Fulton lots, 610.0 feet, to the point of beginning of the lot herein described and conveyed; thence turn an angle of 90 deg. to the right and run South 89 deg. 00' West along the South boundary of said Fulton lot 208.4 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East 50 feet; thence turn an angle of 90 deg. to the right and run South 89 deg. 00' West, 54.4 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East 95 feet; thence turn an angle of 90 deg. to the left and run thence North 89 deg. 00' East 262.80 feet; thence turn an angle of 90 deg. to the left and run thence North 1 deg. 00' West 145 feet to point of beginning. Said lot fronting on Pine Hill Drive.

Grantors further convey to grantees an easement 40 feet in width for use as a right of way over and across existing roadways owned by grantors.
This deed is subject to restrictions contained in deed from Grantors to W.W.Rabren recorded in the Probate Office of Shelby County, Alabama in D. Book 199, page 122.

TO HAVE AND TO HOLD Unto the said Francis E. Leonard and Cecile W. Leonard

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 30th day of June, 1959

WITNESSES:

_____ } *E. H. Bentley* (Seal.)
_____ } (E. H. Bentley)
_____ } *Era Bentley* (Seal.)
_____ } (Era Bentley)
_____ } _____ (Seal.)
_____ } _____ (Seal.)

State of ALABAMA

SHELBY

COUNTY

BOOK

202 PAGE 427

I, LONIE BRASHER

, a Notary Public in and for said County, in said State,

hereby certify that E. H. Bentley and wife, Era Bentley

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 30th day of June

19 59

Lonie Brasher As 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 with-
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 11 day of July 19 59 at 2 o'clock PM and recorded
in deed Record 202, at page 426. The Mortgage Tax _____ Deed Tax _____
1.50 has been paid.

CM Fowler
Judge of Probate