

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor John Z. Merrell, an unmarried man

in hand paid by James S. Merrell and Jean E. Merrell

the receipt whereof is acknowledged I the said John Z. Merrell, an unmarried man

do grant, bargain, sell and convey unto the said James S. Merrell and Jean E. Merrell

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

Shelby

County, Alabama, to-wit:

Commencing at the northeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 24, Range 15 East, which point is the center of said Section and running in a westerly direction along the east and west median line of said Section 420 feet running thence south 210 feet; running thence easterly and parallel with said median line 420 feet to the north and south median line; running thence north along said median line to point of beginning, containing 2 acres, more or less.

TO HAVE AND TO HOLD Unto the said James S. Merrell and Jean E. Merrell

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, we have hereunto set our hand and seal,

this 7th day of July, 1959. at 10:00 a.m.

WITNESSES:

John Z. Merrell (Seal.)
John Z. Merrell

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that John Z. Merrell, an unmarried man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July 19 59

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 17 day of July 19 59 at 2 o'clock P.M. and recorded in 202 Record 202, at page 130. The Mortgage Tax and Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate

Given under my hand and official seal this the day of