

4274

STATE OF ALABAMA

Shelby

COUNTY

BOOK 202 PAGE 329
See Deed Book 197-Page 16
Know All Men By These Presents,

That in consideration of Fifty and no/100 (\$50.00) DOLLARS

to the undersigned grantor John Swift and wife Mattie Mae Swift

in hand paid by Lawrence Carter and wife Ellar Sue Carter

the receipt whereof is acknowledged we the said John Swift and wife Mattie Mae Swift

do se grant, bargain, sell and convey unto the said Lawrence Carter and wife Allar Sue Carter

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

Sec 1 Tp 21 R 3 W Shelby

County, Alabama, to-wit:

A potion of lot No 11 in Block A In Nickerson Addition to Alabaster situated and being in Section 1 Township 21 Range 3 West.

Described as following. A potion on the north part of lot 11, beginning at the North East corner of lot 11 and South East corner lot 12 in Block A in Nickerson Addition of Alabaster, and beginning at the West side of Highway 31 right of way; and run West parallel with the south line of 12 100 feet; Thence South 50 feet; Thence East 100 feet; thence North parallel with west line of highway 31 right of way 50 feet to the point of beginning. All mineral right excluded

This deed is made to correct a deed made by John Swift to Lawrence Carter and wife Nov 8th 1958.; wife Mattie Mae Swift failed to sign. Deed recorded Probate Judge Office Vol 197 Page 16 Nov 11. 58

TO HAVE AND TO HOLD Unto the said

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 ourself and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant we lawfully seized in fee simple of said

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 8 day of July 1959

WITNESSES:

Ellar Sue Carter

John Swift (Seal.)
Mattie Mae Swift (Seal.)

_____ (Seal.)
_____ (Seal.)

STATE OF

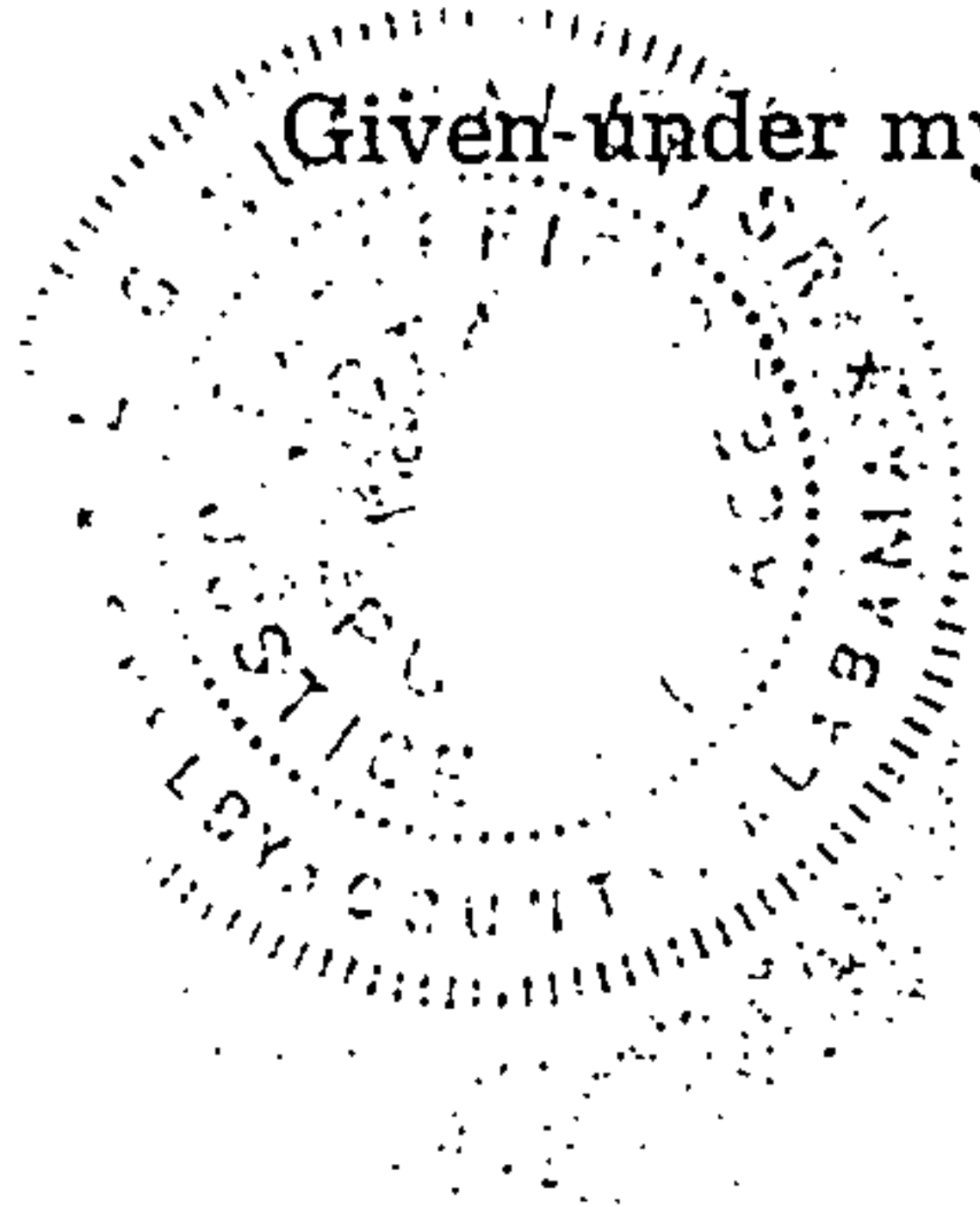
Shelby

COUNTY

I, L.C. Nunnally, a Notary Public in and for said County, in said State, hereby certify that John Swift and Mattie Mae Swift his wife whose name is 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July 1959

[Signature] As Notary Public
N.P. Office I.T.



STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within *[Signature]* was filed for record the 11 day of July 19 59 at 5 o'clock PM and recorded in Book Record 502, at page 1223. The Mortgage Tax Deed Tax has been paid.

[Signature]
Judge of Probate