

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and No/100 Cash Paid and the DOLLARS
execution of a purchase money mortgage in the amount of Forty-Three Thousand
Dollars (\$43,000.00)
to the undersigned grantor Edna Mae Panter, an unmarried woman

in hand paid by Melvin J. Dean, Jr. and William F. Dean

the receipt whereof is acknowledged I the said Edna Mae Panter, an unmarried woman

do grant, bargain, sell and convey unto the said Melvin J. Dean, Jr. and William F. Dean

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

SHELBY

County, Alabama, to-wit:

All of the SE $\frac{1}{4}$ of NE $\frac{1}{2}$ of Section 20, lying South of what is known as the
Columbiana-Saginaw Cut-off road; the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 20; all that portion
of the NE $\frac{1}{2}$ of NE $\frac{1}{2}$ of Section 29 which lies North of the old Columbiana-
Tuscaloosa Road; all of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21 lying South of what is
known as the Columbiana-Saginaw Cut-Off road; all that portion of the W $\frac{1}{2}$ of
SW $\frac{1}{2}$ of Section 21 lying West of Waxahatchie Creek; all of that portion of the
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28 lying North of the old Columbiana-Tuscaloosa Road
all that portion of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21 lying South of Columbiana-
Saginaw-Cut off road; all of said property being in Township 21 South, Range
1 West, Shelby County, Alabama

This property is conveyed subject to existing easements, rights of ways and
roads.

This property is also conveyed subject to a mortgage recorded in Vol. 257,
page 484 executed by Edna Mae Panter and husband to J.E. and/or Amelia Embry
it being agreed that the payments on the Embry mortgage will be made by
Grantor from funds paid by Grantees on the \$43,000.00 mortgage.

55.00

TO HAVE AND TO HOLD Unto the said Melvin J. Dean, Jr. and William F. Dean

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 7th day of July, 1959

WITNESSES:

Edna Mae Panter (Seal.)
Edna Mae Panter



State of ALABAMA
JEFFERSON COUNTY

I, Warren G. Smith a Notary Public in and for said County, in said State,
hereby certify that Edna Mae Panter, an unmarried woman
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 7th day of July, 1959

(AFFIX SEAL)

My Commission Expires: 7/21/61

Warren G. Smith
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$7.00 Privilege Tax
has been paid on the within-
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

57.8
156.1
100

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
was filed for record the 21 day of July 1959 at 2 o'clock P.M. and
recorded in Deed Record 203 at page 39 and the Mortgage Tax
Deed Tax 7.00 has been paid.

Conrad M. Fowler
Judge of Probate.