

State of Alabama
SHELBY County

BOOK 203 PAGE 12 4746

Know All Men By These Presents,

That in consideration of LOVE & AFFECTION & the sum of One & no/100 (\$1.00) DOLLARS

RECEIVED

to the undersigned grantors Aubrey C. Folsom and wife, Florence S. Folsom

in hand paid by Aubrey C. Folsom and Florence S. Folsom

the receipt whereof is acknowledged we the said Aubrey C. Folsom and Florence S. Folsom

do grant, bargain, sell and convey unto the said Aubrey C. Folsom and Florence S. Folsom

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

Shelby County, Alabama, to-wit:

Lot No. 12, in Block 6, "Arden Subdivision" to the Town of Montevallo, Alabama, as recorded in Map Book 3, page 64, in the Probate Office of Shelby County, Alabama.

This deed is given subject to the covenants of the "Montevallo Development Company" set forth in the Probate Office of Shelby County, Alabama in Deed Book 139, page 269.

TO HAVE AND TO HOLD Unto the said Aubrey C. Folsom and Florence S. Folsom

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 hand and seal,

this 21 day of July, 1959.

WITNESSES:

Aubrey C. Folsom (Seal.)
(Aubrey C. Folsom)

Florence S. Folsom (Seal.)
(Florence S. Folsom)

State of ALABAMA
SHELBY COUNTY

I, Jessie R. Elliott, a Notary Public in and for said County, in said State, hereby certify that Aubrey C. Folsom and wife, Florence S. Folsom 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 21 day of July 1959

Jessie R. Elliott As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within *Deed* was filed for record the 25 day of July 1959 at 12 o'clock M. and recorded in Vol. 203 Record 203 at page 72 and the Mortgage Tax 0 Deed Tax 0 has been paid.

Conrad M. Fowler
Judge of Probate