

BOOK

213.3 PAGE 114
STATE OF ALABAMA

SHELBY COUNTY

4500
Know All Men By These Presents,

That in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor Andrew Drennan

in hand paid by O. W. Speer, sr. and Robbie Lee Speer

the receipt whereof is acknowledged we the said Andrew Drennan and wife, Katherine H. Drennan

do grant, bargain, sell and convey unto the said O. W. Speer, Sr. and Robbie Lee Speer

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

Shelby County, Alabama, to-wit:

Lots 1, 2 and 10, Block 1, according to map of Pine Grove Camp, as recorded in Map Book 4, page 8, in the Probate Office of Shelby County, Alabama, but more particularly described as follows: Begin at the Southeast corner of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 3 degrees 30 min. West 217.50 feet to the point of beginning of the lots herein conveyed; thence continue North 3 deg. 30 min. West 283 feet; thence South 85 deg. 26 min. West 200 feet; thence South 3 deg. 15 min. East 114.40 feet; thence South 89 deg. 23 min. West 100 feet; thence South 5 deg. 59 min. East 142 feet; thence South 88 deg. 03 min. East 295.52 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to rights of Alabama Power Company as described in Deed Book 52, on page 176, in the Probate Office of Shelby County, Alabama, and transmission line permits to Alabama Power Company, if any.

MINERAL AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said O. W. Speer, Sr. and Robbie Lee Speer

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 29th day of July, 1959.

WITNESSES:

Andrew Drennan (Seal.)

Katherine H. Drennan (Seal.)

____ (Seal.)

____ (Seal.)

STATE OF ALABAMA

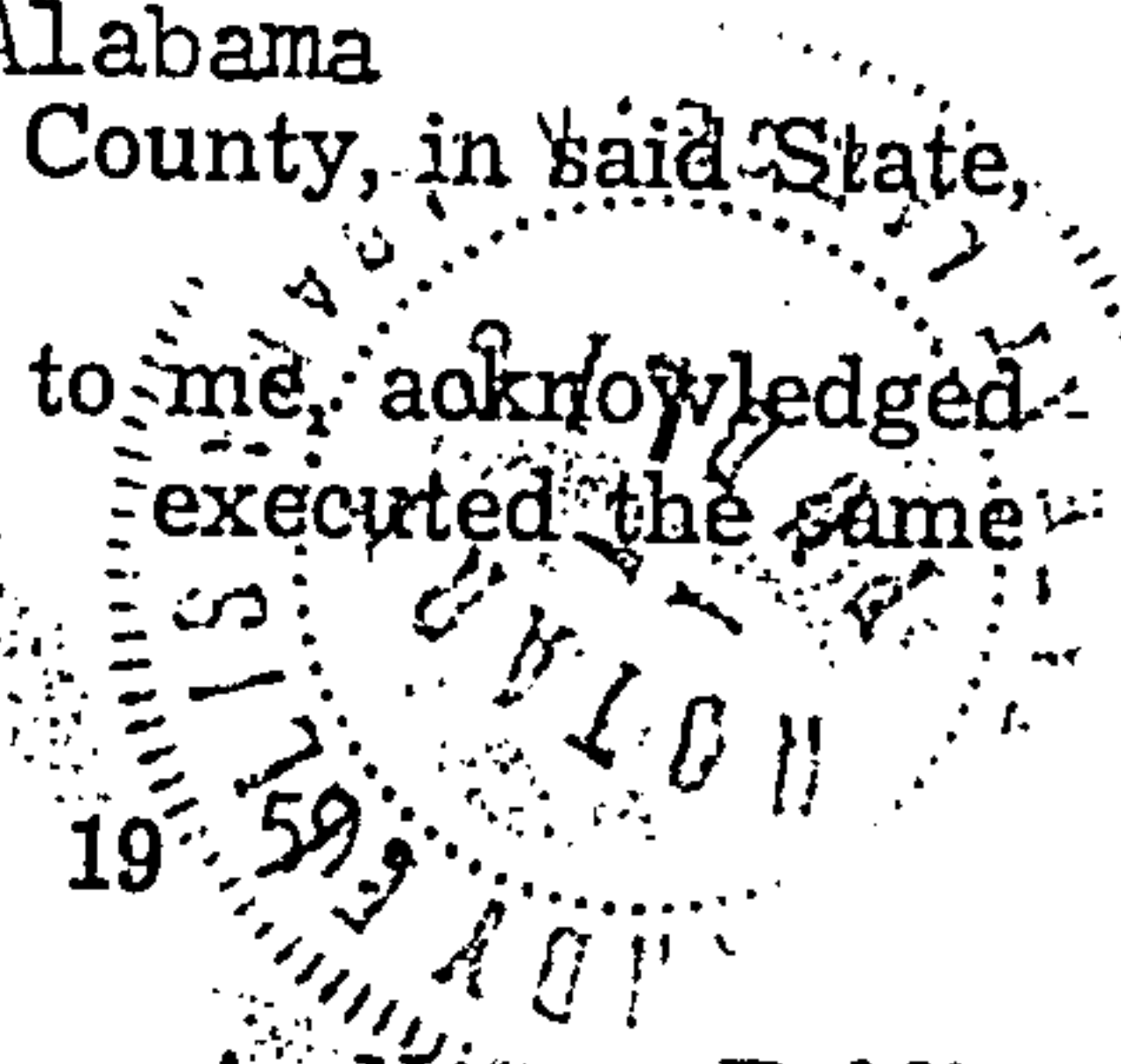
SHELBY

COUNTY

I, Handy Ellis, State at Large for Alabama, a Notary Public in and for said County, in said State, hereby certify that Andrew Drennan and wife, Katherine H. Drennan, 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 29th day of July

Handy Ellis
State at Large for Alabama



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$..24. Privilege Tax
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 29 day of July 19 59 at 8 o'clock P. M. and recorded in Deed Record 2031 at page 114 and the Mortgage Tax Deed Tax 2.50 has been paid.

Conrad M. Fowler
Judge of Probate