

State of Alabama

BOOK 303 PAGE 228

KNOW ALL MEN BY THESE PRESENTS,

Shelby

County

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor R. H. Sullivan and wife, Ettie Sullivan

in hand paid by Billy W. Brown and wife, Mattie D. Brown

the receipt whereof is acknowledged We the said R. H. Sullivan and wife, Ettie Sullivan

do grant, bargain, sell and convey unto the said Billy W. Brown and wife, Mattie D. Brown

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

Shelby County, Alabama, to-wit:

Commence where the West line of the Southeast Quarter of the Northeast Quarter of Section 29, Township 19, Range 1 East crosses the Pumpkin Swamp Public Road, and run thence Northeast along said road to the North side of the Heading Mill Road; run thence in a Southeasterly direction along said Heading Mill Road a distance of 420 feet for a point of beginning of the tract of land herein described and conveyed: Run thence in a Northeasterly direction and parallel with Pumpkin Swamp Road a distance of 315 feet; run thence in a Southeasterly direction parallel with the Heading Mill Road, a distance of 210 feet; thence in a Southwesterly direction and parallel with Pumpkin Swamp Road a distance of 315 feet to the Heading Mill Road; run thence in a Northwesterly direction along said Heading Mill Road, a distance of 210 feet to the point of beginning and containing 1.5 acres, more or less.

This deed is executed for curative purposes, correcting the description from the grantors herein to the grantees herein dated April 3rd., 1948 and recorded in Deed Book 137, page 490, in the office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Billy W. Brown and wife, Mattie D. Brown

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 15th day of July 1959

WITNESSES OF ALABAMA
SHELBY COUNTY

ACT NO. 742

Roy L. Grantham

R. H. Sullivan (Seal.)

Ettie Sullivan (Seal.)

State of Alabama

Shelby

COUNTY

I, Roy L. Grantham

a Notary Public in and for said County, in said State,

hereby certify that R. H. Sullivan and wife, Ettie Sullivan

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

15th day of July 1959

My Commission expires 8/21/61

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 15th day of July 1959 at 10 o'clock M. and recorded in Deed Record 303 at page 228 and the Mortgage Tax Deed Tax has been paid.