

5168

BOOK 204 PAGE 92

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED AND NO/100 (\$100.00)

DOLLARS

to the undersigned grantor Annie Pitts, a widow

in hand paid by James Pitts and wife, Eula Mae Pitts

the receipt whereof is acknowledged I the said Annie Pitts

do grant, bargain, sell and convey unto the said James Pitts and Eula Mae Pitts

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

Shelby County, Alabama, to-wit:

A part of Lot No. 6 in Block 5, according to Map of Aldmont, as recorded in the office of the Probate Judge of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said Lot No.6, which said point is on the West margin of Prentice Street, and run thence Southerly along the West margin of Prentice Street 100 feet; thence Westerly and parallel with the North boundary of said Lot No. 6, 170 feet; thence Northerly and parallel with the West boundary of said Lot No. 6, 100 feet to the North boundary of said Lot No. 6; thence Easterly along the North boundary of said Lot No. 6, 170 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said James Pitts and Eula Mae Pitts

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 31st day of August, 1959.

WITNESSES:

*[Handwritten signatures of witnesses]*

*[Signature: Annie Pitts]* (Seal.)  
*[Signature]* (Seal.)  
*[Signature]* (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr.,

hereby certify that Annie Pitts

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.

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

Given under my hand and official seal this 31st day of August 1959

*[Signature: Wales W. Wallace, Jr.]* As 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 5 day of Sept 19 59 at 2 o'clock M. and recorded in West Record 204, at page 92. The Mortgage Tax        Deed Tax        has been paid.

*[Signature: Conrad M. Fowler]*  
Judge of Probate

she signed the same of her own free will and accord, and without the husband.

Given under my hand and official seal this the        day of        19