

State of Alabama

SHELBY

County

BOOK 204 PAGE 93

Know All Men By These Presents.

That in consideration of \$1.00 & the grantee conveying to grantor certain land ~~XXXXXX~~  
 to the undersigned grantor Hobart Lee and wife, Lenora Lee  
 in hand paid by B. E. Cunningham and Nellie Cunningham  
 the receipt whereof is acknowledged we the said Hobart Lee and wife, Lenora Lee  
 do grant, bargain, sell and convey unto the said B. E. Cunningham and Nellie Cunningham  
 as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

Commence at the northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East, thence run west along the north boundary of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  a distance of 240.35 feet to point of beginning; thence continue along said quarter quarter section line a distance of 398.25 feet to the east right of way line of Ala. Highway No. 25; thence turn an angle of 111 deg. 37 min. to the right and run along east right of way line of said highway a distance of 43.03 feet; thence turn an angle of 68 deg. 23 min. to the right and run a distance of 317.0 feet; thence turn an angle of 26 deg. 30 min. to the right and run a distance of 90.25 feet to the point of beginning. Said land being situated in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 31  
 TO HAVE AND TO HOLD Unto the said B. E. Cunningham and Nellie Cunningham

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,s

this day of September, 1959.

WITNESSES:

*Hobart Lee* (Seal.)  
 Hobart Lee  
*Lenora Lee* (Seal.)  
 Lenora Lee

State of ALABAMA

SHELBY

COUNTY

I, *Sadie Bolton* a Notary Public in and for said County, in said State, hereby certify that Hobart Lee and wife, Lenora Lee 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 2 day of September

*Sadie Bolton* 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* 1959 at *2* o'clock *P.* M. and recorded in *West* Record *200*, at page *193*. The Mortgage Tax *Deed* Tax *has been paid.*

*Conrad M. Fowler*  
 Judge of Probate

she signed the same of her own free will and the husband.

Given under my hand and official seal this the

day of

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