

State of Alabama

SHELBY

County

BOOK 204 PAGE 141

Know All Men By These Presents.

That in consideration of ONE AND NO/100 DOLLARS & other good and valuable consideration DOLLARS

to the undersigned grantors Reecie S. Howard and wife, Liddie May Howard

in hand paid by Danny O'neil Howard and wife, Louise Howard

the receipt whereof is acknowledged we the said Reecie S. Howard and Liddie May Howard

do grant, bargain, sell and convey unto the said Danny O'neil Howard and Louise Howard

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

Shelby

County, Alabama, to-wit:

A triangular parcel of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 18, Range 1 East, more particularly described as follows: Commencing at a point in said quarter-quarter section where the west boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ intersects the south boundary of the Old Montevallo Dirt Road; thence Easterly along the south margin of said Old Montevallo Road 560 feet to an iron stake; thence Southwesterly 400 feet to a point on the west boundary of said quarter-quarter section which said point is marked by an iron pin, and which said point is 390 feet south of the beginning point of the herein described lot; thence Northerly along the west boundary of said quarter-quarter section 390 feet to point of beginning.

As a part of the consideration herein, grantees assume that certain mortgaged indebtedness evidenced by a mortgage from Reecie S. Howard and wife, Liddie May Howard to Mamie B. Fancher in the amount of \$900.00, dated the 5th day of May, 1956.

TO HAVE AND TO HOLD Unto the said Danny O'neil Howard and Louise Howard,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of 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 5th day of May, 1956.

WITNESSES:

Frances Warren

Reecie S. Howard (Seal.)
Liddie May Howard (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Frances Warren, a Notary Public in and for said County, in said State, hereby certify that Reecie S. Howard and wife, Liddie May Howard 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 5th day of May

Frances Warren 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 9 day of Sept 19 59 at 2 o'clock P.M. and recorded in 100 Record 202, at page 141. The Mortgage Tax 1.35 Deed Tax 5 has been paid.

Conrad M. Fowler
Judge of Probate