

## State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE

DOLLARS

to the undersigned grantor C. C. Goodwin and wife, Floy Goodwin

in hand paid by Hayden C. Smith and Geneva L. Smith

the receipt whereof is acknowledged we the said C. C. Goodwin and wife, Floy Goodwin

do grant, bargain, sell and convey unto the said Hayden C. Smith and Geneva L. Smith

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

Shelby

County, Alabama, to-wit:

Commence at the intersection of the west boundary line of Alabama Highway No. 25 right of way with the south boundary line of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 19, Township 18 Range 2 East; thence in a northwesterly direction along said right of way line 511 feet to the beginning point of the land herein described. Said beginning point being the northeast corner of a lot owned by L. E. Brasher and Anna Mae Brasher facing said Highway No. 25; from said beginning point run in a southwesterly direction along the northwesterly line of said Brasher lot 332 feet to an iron axle; thence run in a northwesterly direction along the east line of land owned by said Brashers to a point on the south line of May Street, which point is 265 feet southwest of the intersection of the southerly line of said Street with the westerly line of said Ala. Highway 25; thence from said point on May Street, run in a northeasterly direction along the southerly line of said street 265 feet to its intersection with the westerly line of said Highway 25; thence along same in a southeasterly direction 534 feet to the point of beginning.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees herein dated March 7, 1958 and recorded in Deed Book 192 page 383 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Hayden C. Smith and Geneva L. Smith

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 seals

this 12<sup>th</sup> day of September, 1959.

WITNESSES:

*C. C. Goodwin* (Seal.)  
C. C. Goodwin

*Floy Goodwin* (Seal.)  
Floy Goodwin

(Seal.)

(Seal.)

State of ALABAMA  
SHELBY COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that C. C. Goodwin and Floy Goodwin 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 12<sup>th</sup> day of September

19 59

*Francis Warren*  
As Notary Public

State of

STATE OF ALABAMA  
SHELBY COUNTY  
ACT NO. 769  
I hereby certify that no Deed Tax has been collected on this instrument.

I, \_\_\_\_\_ do hereby certify that on the \_\_\_\_\_ day of *Conrad M. Fowler* Judge of Probate, 19 \_\_\_\_\_, came before me known to me to be the wife of the within named \_\_\_\_\_ who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_

19 \_\_\_\_\_

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 10 day of *Sept* 19 *59* at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in *Deed* Record *204* at page *222* and the Mortgage Tax \_\_\_\_\_ Deed Tax \_\_\_\_\_ has been paid.

*Conrad M. Fowler*  
Judge of Probate.