

KNOW ALL MEN BY THESE PRESENTS. That in consideration of Twenty-five Hundred Dollars (\$2500.00) to the undersigned grantors, Charles E. Stacey and wife, Margaret Stacey, in hand paid by Bonnie Stacey Moudy and Samuel M. Moudy (husband and wife), the receipt whereof is acknowledged, the said Charles E. Stacey and wife, Margaret Stacey, do grant, bargain, sell and convey unto the said Bonnie Stacey Moudy and Samuel M. Moudy as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A one-half undivided interest in and to the following described property:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 12, Tp. 22, Range 3 West. Also the following described parcel of land to-wit: 34/100 of an acre more or less situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 12, Tp. 22, Range 3 West, more particularly described as follows: Beginning at the SW corner of said forty and run thence North two degrees thirty minutes West 1320 feet, thence North 86 degrees 25 minutes East 359.8 feet to point of beginning, from said point of beginning run North 86 degrees 25 minutes East 292 feet to the North line of the Columbiana and Montevallo public road, thence with the North side of said road South 67 degrees 30 minutes West 120 feet thence continue on the North side of said road South 58 degrees 20 minutes West 108 feet, thence North 46 degrees 40 minutes West 122 feet to the point of beginning, all of said property being further described as the Floyd Place through which runs Spring Creek and the Dargin and Montevallo Road, and being improved with one five-room house and barn; also

A certain tract of land situated in Section 12, Tp. 22, Range 3 West, more particularly described as follows: Begin at an iron stake at the northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12, and run thence north 86 degrees 25 minutes East 359.8 feet, thence South 46 degrees 40 minutes East 122 feet to the center of what is known as the Montevallo and Columbiana road, thence along the center of said road South 60 degrees West 274 feet, thence in a northwesterly direction in a direct line to the point of beginning, and being in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12, situated in Shelby County, Alabama. Except public road right-of-way.

TO HAVE AND TO HOLD Unto the said Bonnie Stacey Moudy and Samuel M. Moudy 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 they do, for themselves and for their heirs, executors and administrators,

covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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 the 17th day of September, 1959.

Charles E. Stacey (Seal)
Charles E. Stacey

Margaret Stacey (Seal)
Margaret Stacey

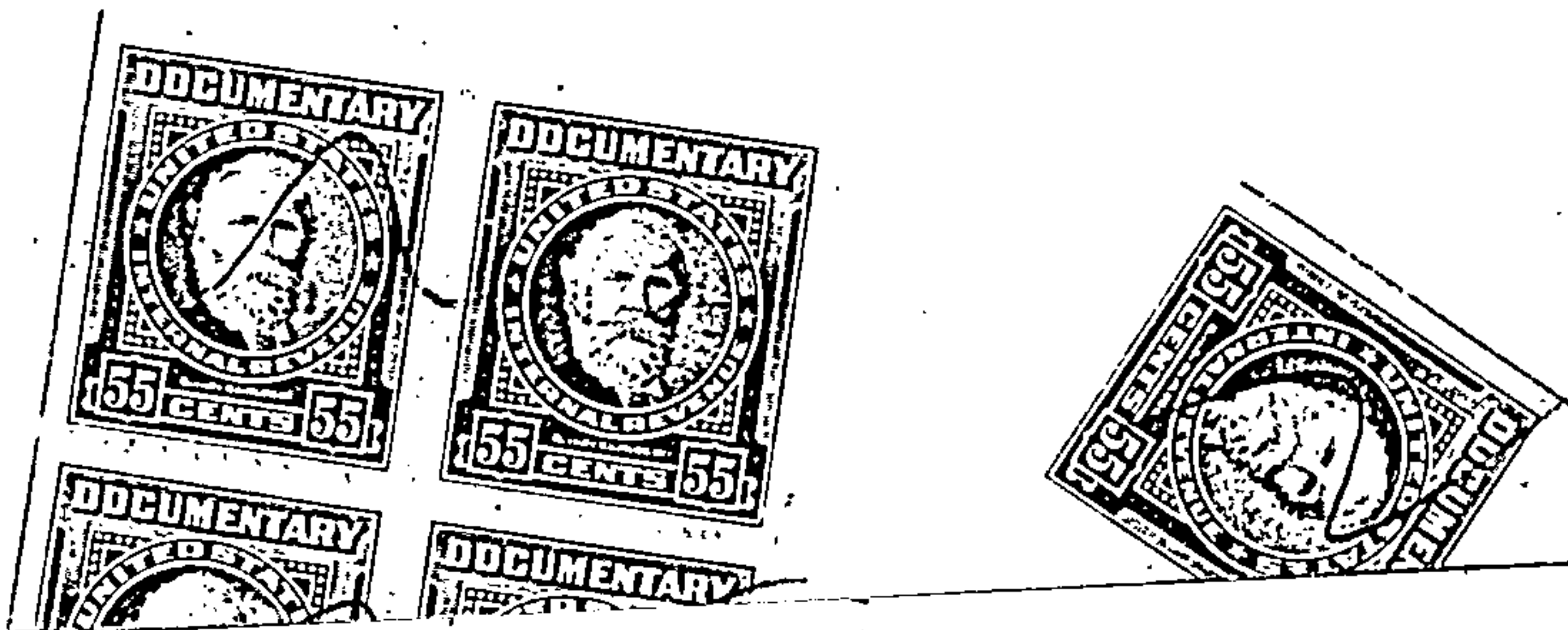
STATE OF FLORIDA)
DADE COUNTY)

I, Frank W. Stacey, a Notary Public in and for said County, said State, hereby certify that Charles E. Stacey and wife, Margaret Stacey 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 17th day of September, 1959.

FILED 16 SEPTEMBER 1959

Frank W. Stacey
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 16 day of Sept 19 59 at 10 o'clock P. M. and recorded in Deed Record 206 at page 232 and the Mortgage Tax Deed Tax 25 has been paid.

Conrad M. Fowler
Judge of Probate.