

State of Alabama

SHELBY

County

Know All Men By These Presents,
BOOK 204 PAGE 259

That in consideration of Five Hundred and No/100 - - - - - DOLLARS

to the undersigned grantor Matt H. Acton

in hand paid by Howard K. Mitchell and Naomi S. Mitchell, receipt of which is hereby acknowledged and the execution of a purchase money mortgage in the amount of \$4,500.00 securing balance of purchase price,
~~the receipt of which is hereby acknowledged~~ we the said Matt H. Acton and wife, Nona Acton

do grant, bargain, sell and convey unto the said Howard K. Mitchell and Naomi S. Mitchell

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

SHELBY

County, Alabama, to-wit:

All of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 9, Township 19 South, Range 1 West, lying west of the old County dirt road.

Also, all of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, lying west of the old County dirt road.

SUBJECT to Pole line permit to the Alabama Power Company recorded in Vol. 134, page 510, Probate Office of Shelby County, Alabama; pole line permit to the Alabama Power Company recorded in Vol. 184, page 403, in said Probate Office; and highway right-of-way as set out in Condemnation Proceedings filed in the Probate Minute Record 21, page 323, in said Probate Office.

TO HAVE AND TO HOLD Unto the said Howard K. Mitchell and Naomi S. Mitchell

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; except current state, county and city taxes which grantors assume; and except as mentioned above;

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 / 8th day of September, 1959

WITNESSES:

Matt H. Acton (Seal.)
Matt H. Acton

Nona Acton (Seal.)

Nona Acton (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Frank Dominich, a Notary Public in and for said County, in said State, hereby certify that Matt H. Acton and wife, Nona Acton 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 18th day of September

Frank Dominich 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 19 day of Sept 19 59 at 2 o'clock P. M. and recorded in Book 204 at Page 259

deed tax 50 yds