

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of SEVEN THOUSAND AND NO/100

DOLLARS

to the undersigned grantor s James T. McDow and wife, Mildred McDow; J. I. Harrison and wife, Claire C. Harrison
in hand paid by Francis E. Leonard, Sr. & wife, Cecile W. Leonard

the receipt whereof is acknowledged we the said James T. McDow & Mildred McDow; J. I. Harrison & Claire C. Harrison

do grant, bargain, sell and convey unto the said Francis E. Leonard, Sr. and Cecile W. Leonard

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

Shelby County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning on the North side of Mildred Street at the SE corner of what was formerly known as the J. T. Leeper lot and also known as Lot No. 50, according to Horsley's Map of Town of Columbiana; and running thence East along North margin of Mildred Street a distance of 85 feet to the SW corner of what was formerly known as the L. B. Riddle lot; thence run in a Northerly direction along West line of Riddle lot, 166 feet to the South line of Lida Chapman lot; thence in a Westerly direction along the South line of said Lida Chapman lot a distance of 85 feet to the East line of lot heretofore known as J. T. Leeper lot; run thence in a Southerly direction along the East line of Leeper lot a distance of 166 feet to point of beginning, and being a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21 South. Range 1 West.

TO HAVE AND TO HOLD Unto the said Francis E. Leonard, Sr. & Cecile W. Leonard

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,

this 4th day of September, 1959.

WITNESSES:

James T. McDow (Seal.)

Mildred McDow (Seal.)

J. I. Harrison (Seal.)

Claire C. Harrison (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Charles C. Leonard, a Notary Public in and for said County, in said State, hereby certify that James T. McDow & Mildred McDow; J. I. Harrison & Claire C. Harrison 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

4th

day of

September

19 59

Charles C. Leonard As Notary Public

State of

Lida 9/23/79 D.M.

Deed Tax 1.00 pd

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