

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

to the undersigned grantors B. W. Carter and wife, Velma Carter

in hand paid by Bobby Joe Carter and wife, Doris Carter

the receipt whereof is acknowledged we the said B. W. Carter and wife, Velma Carter

do grant, bargain, sell and convey unto the said Bobby Joe Carter and wife, Doris Carter

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

Shelby

County, Alabama, to-wit:

Begin at the NW corner of Section 25, Township 20, Range 3 West and run North 87 deg. 25' East, 946.0 feet to an iron stake on the east side of old right of way of U. S. Highway No. 31; thence south 18 deg. 30' East along said old right of way 909 feet to the NW corner of lot owned by grantors herein; thence North 89 deg. 50' East, 524.8 feet to the point of beginning of the lot herein conveyed; thence continue North 89 deg. 50' East 160 feet to the NW corner of Hershel E. and Doris Carter lot; thence south along the west line of said Hershel E. and Doris Carter lot 115 feet, more or less, to the southwest corner of said Hershel E. and Doris Carter lot; thence South 89 deg. 50' West 160 feet; thence North to the point of beginning, being situated in NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 25, in Shelby County, Alabama, EXCEPT a driveway running east & west along the North side of the above described lot.

Also, any right, title, claim or interest owned by grantors herein in and to the driveway described in deed from B. W. Carter and wife, Velma Carter to Bobby Joe Carter and Doris Carter dated August, 1956.

TO HAVE AND TO HOLD Unto the said Bobby Joe Carter and wife, Doris Carter

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 15th day of November, 1958.

WITNESSES:

B W Carter (Seal.)
B. W. Carter

Velma Carter (Seal.)
Velma Carter

State of ALABAMA

Shelby

COUNTY

I, *Earlene H. Upson*, a Notary Public in and for said County, in said State, hereby certify that B. W. Carter and wife, Velma Carter 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 15th day of November 19 58

My commission expires:

Nov. 7, 1962

Earlene H. Upson As Notary Public
State of Alabama at Large

State of

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Filed 10/21/59 JPM *deed to son*