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STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and the assumption by grantees of ~~XXXXXX~~ mortgage executed by grantor to Federal Land Bank of New Orleans covering the lot hereby conveyed and other property of grantor.

to the undersigned grantor W. H. Baker and Pauline Baker (husband and wife)

in hand paid by Jadie Howell and Vivian Howell (husband and wife)

the receipt whereof is acknowledged we the said W.H. Baker and Pauline Baker

do grant, bargain, sell and convey unto the said Jadie Howell (also known as J.D. Howell) and Vivian Howell

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

Shelby

County, Alabama, to-wit:

Commence at the intersection of a fence with the north right of way line of the County road assumed to be a point on the East line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 21, Township 19 South, Range 2 East, thence run West along the North right of way line of said road a distance of 1087 feet to the point of beginning of lot herein conveyed, (being a concrete post identified as right of way marker P.C. Station 576/04.9 on the north side of the County road leading from highway 281 to Highway 25); thence run South 86 deg. 50 min. West along the right of way of said road a distance of 9.7 feet; thence north 12 deg. 35 min. East a distance of 420 feet; thence North 86 deg. 50 min. East a distance of 210 feet; thence South 12 deg. 35 min. West a distance of 420 feet to the North right of way line of said County road; thence South 86 deg. 50 min. West along said right of way line a distance of 200.3 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Jadie Howell and Vivian Howell

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 as noted 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 hand^s and seal, this 19th day of February, 1959.

WITNESSES:



W.H. Baker (Seal.)
W.H. Baker
Pauline Baker (Seal.)
Pauline Baker
(Seal.)
(Seal.)

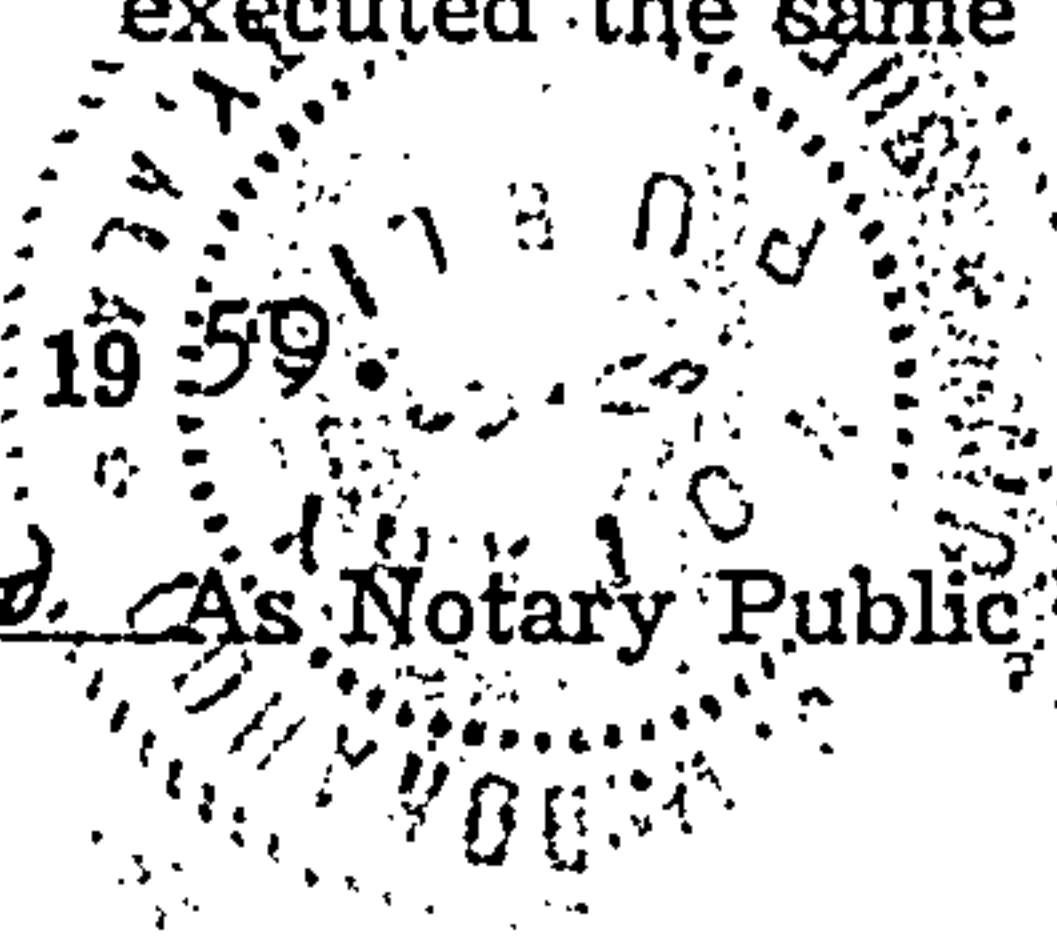
STATE OF ALABAMA

SHELBY COUNTY

I, Mrs. J. W. Donahoe, a Notary Public in and for said County, in said State, hereby certify that W. H. Baker and Pauline Baker (husband and wife) 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 19th day of February

Mrs. J. W. Donahoe As Notary Public



STATE OF ALABAMA
SHELBY COUNTY

Whereby certify that
\$2.50 Privilege Tax
has been paid on the with-
in instrument as required
by law.

CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 9 day of Oct 1959 at 2 o'clock P. and recorded in Book Record 205 at page 186 and the Mortgage Tax Deed Tax 2.50 has been paid.

Conrad M. Fowler
Judge of Probate.

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