

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One Hundred Dollars and other good and valuable consideration ^{tion} DOLLARS

to the undersigned grantor Fred A. McGraw, an unmarried man

in hand paid by J. C. Gardner and Clara Gardner

the receipt whereof is acknowledged I the said Fred A. McGraw

do grant, bargain, sell and convey unto the said J. C. Gardner and Clara Gardner

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

Shelby

County, Alabama, to-wit:

Commence at the northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 19, Range 2 East and run due south a distance of 540 feet to the point of beginning; thence west a distance of 210 feet to a point; thence south a distance of 90 feet to a point; thence east a distance of 210 feet to a point on the east line of said forty; thence north a distance of 90 feet along the east line of said forty to the point of beginning. Said parcel being situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 19, Range 2 East.

TO HAVE AND TO HOLD Unto the said J. C. Gardner and Clara Gardner

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal, this day of October, 1959.

WITNESSES:



Fred A. McGraw

(Seal.)

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that Fred A. McGraw, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of October 1959

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 24 day of Oct 19 59 at 8 o'clock P.M. and recorded in Book 205 at page 114 and the Mortgage Tax Deed Tax \$2.00 has been paid.

Judge of Probate

BOOK 205 PAGE 114