

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE HUNDRED AND NO/100 (\$1200.00) - - - - DOLLARS

to the undersigned grantors, Andrew Drennan and wife, Katherine Drennan,

in hand paid by Howard E. Ralston and Elizabeth Ralston, husband and wife,

the receipt whereof is acknowledged we the said Andrew Drennan and wife, Katherine Drennan,

do grant, bargain, sell and convey unto the said Howard E. Ralston and Elizabeth Ralston

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

Shelby

County, Alabama, to-wit:

Lots Numbers 1,2,11, and 12 in Block No. 3 of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama, except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Howard E. Ralston and Elizabeth Ralston

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 stated above and Power Line Permits to Alabama Power Co. and 1959 taxes; 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 21st. day of September, 1959.

WITNESSES:

Andrew Drennan (Seal.)
(Andrew Drennan)
Katherine Drennan (Seal.)
(Katherine Drennan)

State of Alabama

Shelby

COUNTY

I, Harris M. Gordon a Notary Public in and for said County, in said State, hereby certify that Andrew Drennan and wife, Katherine Drennan

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 21st day of September, 1959

Harris M. Gordon, Notary Public
State at Large for Alabama

Filed 10/30/59 P M

Deed at 1.50 p