

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of LOVE &amp; AFFECTION &amp; the sum of One and no/100

DOLLARS

to the undersigned grantors Clifford Bean and wife, Rosie Etta Bean

in hand paid by Clifford Bean and wife, Rosie Etta Bean

the receipt whereof is acknowledged we the said Clifford Bean and Rosie Etta Bean

do grant, bargain, sell and convey unto the said Clifford Bean and Rosie Etta Bean

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

Shelby

County, Alabama, to-wit:

Begin at the NE corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 20, Township 22, Range 2 West; thence run South along the East line of the said NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 20 to the South side of Spring Branch gravel road for point of beginning; thence South along East line of the West half of the NW $\frac{1}{4}$  of said Section 20, 1320 feet; thence Northwesterly and parallel with and following the curvature of Spring Branch gravel road 700 feet; thence North and parallel with West line of said Section 20 to the South side of Spring Branch gravel road; thence Southeasterly along South side of Spring Branch gravel road 700 feet to point of beginning, containing 20 acres, more or less.

TO HAVE AND TO HOLD Unto the said Clifford Bean and Rosie Etta Bean

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 5th day of November, 1959.

WITNESSES:

*[Signature]*  
*[Signature]*

*Clifford Bean*  
 (Clifford Bean) (Seal.)

*Rosie Etta Bean*  
 (Rosie Etta Bean) (Seal.)

..... (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Clifford Bean and Rosie Etta Bean 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 5th day of November

19 59

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 *5* day of *Nov* 19 *59* at *2* o'clock *P*. M. and recorded in *Book* Record *205* at page *536* and the Mortgage Tax Deed Tax *50* has been paid.

*Conrad M. Fowler*  
 Judge of Probate