

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One

DOLLARS

to the undersigned grantor Chester Templin and wife, Iva Jean Templin

in hand paid by Braxton Templin and Lillie W. Templin

the receipt whereof is acknowledged we the said Chester Templin and wife, Iva Jean Templin

do grant, bargain, sell and convey unto the said Braxton Templin and Lillie W. Templin

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

Shelby County, Alabama, to-wit:

Commencing at a point on the south boundary of the SW 1/4 of NW 1/4 of Section 12, Township 21, Range 1 East, which said point is 78 feet west of the southeast corner of said SW 1/4 of NW 1/4 and which said point is on the east right of way line of Montgomery Public road, and run thence north 16 deg. east along said road right of way 725 feet to the point of beginning of the lot herein described and conveyed; thence continue north 16 deg. east along said road 145 feet; thence east 30 deg. north 150 feet; thence south 16 deg. west and parallel with said road 145 feet; thence west 30 deg. south 150 feet to the point of beginning; being a part of the SE 1/4 of NW 1/4 of Section 12, Township 21, Range 1 East.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees dated July 18, 1956, and recorded in Deed Book 181 page 169 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Braxton Templin and Lillie W. Templin

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 21st day of November, 1959

STATE OF ALABAMA
SHELBY COUNTY

WITNESSES:
I hereby certify that the Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

Chester Templin (Seal)
Chester Templin

Iva Jean Templin

State of ALABAMA

SHELBY

COUNTY

I, Wm. B. E. Birmingham, a Notary Public in and for said County, in said State, hereby certify that Chester Templin and wife, Iva Jean Templin 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 21 day of November 19 59

Wm. B. E. Birmingham 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 1 day of Nov 19 59 at 2 o'clock P M. and recorded in Deed Record 206 at page 260 and the Mortgage Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate

BOOK 206 PAGE 200 FILED 1 DECEMBER

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STATE OF ALABAMA, SHELBY COUNTY... hereby certify that the within deed was filed for record...