

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of \$10.00 and other good and valuable consideration & the assumption by the grantees herein of that certain mortgage from Jack M. Roden and wife to Liberty National Life Insurance Company dated 9/4/58, for original principal amount of \$10,150, recorded in mortgage Book 256 page 1 in the Probate Office of Shelby County, Alabama, to the undersigned grantor

Jack N. Roden and wife, Gloria Z. Roden
in hand paid by Charles E. Shell and Jo Ann Shell

the receipt whereof is acknowledged we the said Jack N. Roden and wife, Gloria Z. Roden

do grant, bargain, sell and convey unto the said Charles E. Shell and Jo Ann Shell

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

Shelby

County, Alabama, to-wit:

Lots 5 and 6, Block 3 according to the map and survey made and designated as "Alabaster Gardens", as shown by map recorded in Map Book 3 page 156 in the Probate Office of Shelby County, Alabama, being a part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 35, Township 20, Range 3 West.

Subject to restrictions and limitation as to the use of the property as shown by instrument recorded in Deed Book 175 page 68 in said Probate Office.

TO HAVE AND TO HOLD Unto the said Charles E. Shell and Jo Ann Shell

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 12th day of December, 1959.

WITNESSES:



Jack N. Roden (Seal.)
Gloria Z. Roden (Seal.)
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Jack N. Roden and wife, Gloria Z. Roden 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 12th day of December 19 59

Martha B. Joiner As Notary Public

State of

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify
has been paid on the with
instrument as required
law.
CONRAD M. FOWLER
JUDGE OF PROBATE