

State of Alabama

Jefferson County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four thousand and no/100 and assumption of below DOLLARS stated mortgage and execution of 2nd mortgage in amount of \$ 3937.79.

to the undersigned grantor Lucile Cusimano, a widow

in hand paid by George R. Cline and wife, Jane Manning Cline

the receipt whereof is acknowledged I the said Lucile Cusimano, a widow

do grant, bargain, all and convey unto the said George R. Cline and wife, Jane Manning Cline as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at NW corner of NE¹/₄ of SW¹/₄, Sec. 30, Tp. 19 S., R.2W., the point of beginning; thence run East along North line of said NE¹/₄ of SW¹/₄ a distance of 310.97 ft., thence turn right an angle of 87° 44' and run South a distance of 1746.45 ft. to NW right-of-way boundary of County Road, turn right an angle of 57° 34' and run SWly along said right-of-way boundary a distance of 368.15 ft. to Westline of SE¹/₄ of SW¹/₄ of said Sec. 30, turn right an angle of 122° 26' and run North along said West line and along West line of said NE¹/₄ of SW¹/₄ a distance of 1956.2 ft. to point of beginning; lying Northwest of paved County Road; being in W¹/₂ of E¹/₄ of SW¹/₄, Sec. 30, Tp. 19S., R. 2W., Shelby County, Alabama.

Purchaser to assume that mortgage to Jefferson Federal Savings and Loan Assn, executed by grantor herein, balance \$4877.21, recorded Vol. 256, page 197, Probate Office Shelby County, Ala.

TO HAVE AND TO HOLD Unto the said George R. Cline and wife, Jane Manning Cline

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 18th day of December, 1959

WITNESSES:

Lucile Cusimano (Seal.)

State of

Alabama COUNTY

I, The Undersigned a Notary Public in and for said County, in said State, hereby certify that Lucile Cusimano, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 1959

M. H. Cline
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that this instrument has been paid on the with-
CONRAD M. FOWLER
Judge of Probate
has been paid on the with-
by law.

Filed 12/22/59

Let In L. O. 2