

State of Alabama

SHELBY County

1569

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Hundred Fifty and 00/100 (\$1250.00)..... DOLLARS

to the undersigned grantor H. P. Lipscomb, Jr., a single man, and C. W. Morris and wife, Bertha S. Morris,

in hand paid by Ira H. Penn and wife, Frances E. Penn,

the receipt whereof is acknowledged we the said H. P. Lipscomb, Jr., a single man, and C. W. Morris and wife, Bertha S. Morris,

do grant, bargain, sell and convey unto the said Ira H. Penn and wife, Frances E. Penn,

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

Shelby County, Alabama, to-wit:

Starting at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20, Range 4 West, thence south 0-0 30 feet to an iron stake for the point of beginning, thence south 88° 21' west 101 feet to an iron stake, the NW corner of the lot, thence south 39° 0' east 1065 feet to an iron stake, the SW corner of the lot, thence south 76° 30' east 235 feet to an iron stake, the SW corner of the lot, thence north 36° 09' west 1089 feet to an iron stake, the NE corner of the lot, thence west 0-0 155 feet to the point of beginning, comprising 4.1 acres more or less.

TO HAVE AND TO HOLD Unto the said Ira H. Penn and wife, Frances E. Penn,

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 13th day of January, 1960.

WITNESSES.



H. P. Lipscomb, Jr. (Seal.)
C. W. Morris (Seal.)
Bertha S. Morris (Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, Frances E. Shell a Notary Public in and for said County, in said State, hereby certify that H. P. Lipscomb, Jr., a single man, and C. W. Morris and wife, Bertha S. Morris, 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 13th day of January, 1960.

Frances E. Shell
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 *13* day of *Jan* 19*60* at *1* o'clock *P*. M. and recorded in *150* Record *207* at page *129* and the Mortgage Tax *1.50*

Conrad M. Fowler