

1585

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of TEN (\$10.00)

DOLLARS

to the undersigned grantors A. E. Ham and wife, Elizabeth Ham, in hand paid by Fred Freeman and wife, Mary Freeman,

the receipt whereof is acknowledged we the said A. E. Hamm and wife, Elizabeth Hamm,

do grant, bargain, sell and convey unto the said Fred Freeman and wife, Mary Freeman

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

SHELBY

County, Alabama, to-wit:

The southeast quarter of the northwest quarter (SE 1/4 of NW 1/4) of section eleven (11), township twenty-four (24), range twelve (12) east, except a parcel on the west side of said forty described as follows: begin at the NW corner of said forty acre tract and run east along the northern boundary a distance of 420 feet, thence run south parallel to the western boundary of said forty acre tract a distance of 1285 feet, thence run west parallel to the southern boundary of said forty acre tract a distance of 420 feet to the western boundary of said forty acre tract, thence north along said western boundary 1285 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Fred Freeman and wife, Mary Freeman,

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 hand and seal,

this 14th day of January, 1960

WITNESSES:

A. E. Hamm (Seal)
Elizabeth Hamm (Seal)

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State of ALABAMA

SHELBY

COUNTY

I, Conrad M. Fowler, Judge of Probate, a Notary Public in and for said County, in said State, hereby certify that A. E. Hamm and wife, Elizabeth Hamm, 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 14th day of January 19 60 .

Conrad M. Fowler As Notary Public
Judge of Probate, Shelby County, Alabama

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 15 day of Jan 1960 at 2 o'clock P.M. and recorded in Book 207 Record 14 at page 14 and the Mortgage Tax Deed Tax 50 has been paid.

Conrad M. Fowler