

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Four Hundred and no/100----- DOLLARS

to the undersigned grantor C. O. Foster and wife, Sadie E. Foster

in hand paid by Leo Foster and Mary E. Foster

the receipt whereof is acknowledged we the said C. O. Foster and wife, Sadie E. Foster

do grant, bargain, sell and convey unto the said Leo Foster and Mary E. Foster

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

Shelby

County, Alabama, to-wit:

Commence where the westerly right of way line of County paved road No. 61 (heretofore known as Montgomery road) crosses the south line of Section 5, Township 22 Range 1 East and run in a northeasterly direction along said right of way line 1089 feet to the point of beginning of the land herein conveyed; thence run in a westerly direction and perpendicular to said right of way line 420 feet; thence run in a northerly direction and parallel with said right of way line 420 feet; thence run in an easterly direction and perpendicular to said right of way line 420 feet to said right of way line; thence along same in a southerly direction 420 feet to the point of beginning; being situated in S $\frac{1}{2}$  of SW $\frac{1}{4}$  of said Section 5.

TO HAVE AND TO HOLD Unto the said Leo Foster and Mary E. Foster

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 2<sup>nd</sup> day of February, 1960

WITNESSES:



C. O. Foster (Seal.)

Sadie E. Foster (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that C. O. Foster and wife, Sadie E. Foster 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 2nd day of February, 1960

Martha B. Joiner As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 2 day of Feb 1960 at 2 o'clock M. and recorded in Deed Record 207 at page 257 and the Mortgage Tax Deed Tax 50 has been paid.