

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of \$1.00 and the execution of a deed from the grantees herein to grantors herein covering certain other property,

to the undersigned grantor Ceal Cohill and wife, Lorcenior Cohill

in hand paid by B. E. Cunningham and Nellie W. Cunningham

the receipt whereof is acknowledged we the said Ceal Cohill and wife, Lorcenior Cohill

do grant, bargain, sell and convey unto the said

B. E. Cunningham and Nellie W. Cunningham

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

Shelby

County, Alabama, to-wit:

Four square acres in the southeast corner of that part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ,  
Section 31, Township 20, Range 2 East, lying east of the Montgomery Road.

TO HAVE AND TO HOLD Unto the said B. E. Cunningham and Nellie W. Cunningham

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 day of February, 1960.

WITNESSES:

*Ceal Cohill* (Seal.)  
Ceal Cohill  
*Lorcenior Cohill* (Seal.)  
Lorcenior Cohill

State of ALABAMA

SHELBY

COUNTY

I, *Sadie Balton*, a Notary Public in and for said County, in said State, hereby certify that Ceal Cohill and wife, Lorcenior Cohill 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 19 60 .

*Sadie Balton* As 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 *5* day of *Feb* 19 *60* at *8* o'clock *P*. M. and recorded in *Book 207* Record at page *34* and the Mortgage Tax Deed Tax *50* has been paid.

*Conrad M. Fowler*  
Judge of Probate