

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor L. N. Wyatt and wife, Kathleen E. Wyatt

in hand paid by J. T. Spates and Mary Louise Spates

the receipt whereof is acknowledged we the said L. N. Wyatt and wife, Kathleen E. Wyatt

do grant, bargain, sell and convey unto the said J. T. Spates and Mary Louise Spates

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

Shelby

County, Alabama, to-wit:

Begin at a point on the north line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East where the same is intersected by the east right of way line of Alabama Highway No. 25 and run thence east along the north line of said forty acres and along the north line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 416 feet; thence run in a southerly direction and parallel with the east right of way line of said Highway 210 feet; thence run west and parallel with the north line of said forty acres 416 feet to the east right of way line of said Highway; thence run in a northerly direction along said right of way of said Highway 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said J. T. Spates and Mary Louise Spates

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 s and seal,s

this day of , 1960.

WITNESSES:



L. N. Wyatt (Seal.)
L. N. Wyatt
Kathleen E. Wyatt (Seal.)
Kathleen E. Wyatt

State of ALABAMA

SHELBY

COUNTY

I, *Mrs. J. D. Donahoe*, a Notary Public in and for said County, in said State, hereby certify that *L. N. Wyatt and wife, Kathleen E. Wyatt* 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 *30th* day of January 19 60 .*Mrs. J. D. Donahoe* 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 *1* day of *Feb* 19*60* at *10* o'clock *PM* and recorded in *Deed* Record *201* at page *44* and the Mortgage Tax *Deed* Tax *20* has been paid.

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