

State of Alabama

SHELBY

County

2067 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND, ONE HUNDRED, SEVENTY-FIVE & NO/100

DOLLARS

to the undersigned grantors C. M. Harris and wife, Ethel C. Harris

in hand paid by Boyd P. Swan and wife, Lillie Mae Swan

the receipt whereof is acknowledged we the said C. M. Harris and Ethel C. Harris

do grant, bargain, sell and convey unto the said Boyd P. Swan and Lillie Mae Swan

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

Shelby

County, Alabama, to-wit:

West half of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the West half of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 20, Range 1 West.

Mineral and mining rights excepted.

There is reserved an easement for ingress and egress over and across the present road running over and across said above described property.

Subject to easements of record.

TO HAVE AND TO HOLD Unto the said Boyd P. Swan and Lillie Mae Swan,

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 19th day of February, 1960.

WITNESSES:

C. M. Harris (Seal.)
(C. M. Harris)
Mrs. Ethel C. Harris (Seal.)
(Ethel C. Harris)

State of

ALABAMA

SHELBY

COUNTY

I, Lanice Brasher, a Notary Public in and for said County, in said State, hereby certify that C. M. Harris and wife, Ethel C. Harris 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

19th day of February, 1960.

Lanice Brasher Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 19 day of Feb, 1960 at 8 o'clock and recorded in Book 207 at page 526 on the 23 day of Feb, 1960. Mortgage Tax 3.50 Deed Tax 3.50 has been paid.

Conrad M. Fowler
Judge of Probate