

State of Alabama }
SHELBY County

2122
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other valuable considerations DOLLARS

to the undersigned grantor s Floyd Howard and Ethel Howard

in hand paid by Walter Watson and wife, Beulah Watson

the receipt whereof is acknowledged we the said Floyd Howard and wife, Ethel Howard

do grant, bargain, sell and convey unto the said Walter Watson and wife, Beulah Watson

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

Shelby

County, Alabama, to-wit:

Beginning at the northwest corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 2, Township 18, Range 1, East; thence South 210 feet to the starting point of said tract of land, which is hereby conveyed: thence South to the southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence East 210 feet; thence North and parallel with the West boundary line of said tract of land 2430 feet; thence West 210 feet to the starting point, containing twelve acres, more or less, and being a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 2, Township 18, Range 1 East, Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Walter Watson and wife, Beulah Watson

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, s
this 18th day of February, 1960.

WITNESSES:

BOOK 211 PAGE 584
Beulah Watson
as to each signature

Floyd Howard (Seal.)
Ethel Howard (Seal.)

State of
SHELBY COUNTY

I, Frances Warren a Notary Public in and for said County, in said State, hereby certify that Floyd Howard and wife, Ethel Howard 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 18th day of February, 1960.

Frances Warren

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 24 day of Feb 1960 at 8 o'clock A. M. and recorded in deed Record 2004 at page 590, and the Mortgage Tax and Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate