

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Two hundred and no/100 \$ 200.00.....DOLLARS

to the undersigned grantor Cleve Tolbert "a widower"
in hand paid by Albert Brown and wife Nancy Ann Brown.



the receipt whereof is acknowledged I, the said Cleve Tolbert "a widower"

do ~~se~~ grant, bargain, sell and convey unto the said Albert Brown and wife
Nancy Ann Brown

as joint tenants, with right of survivorship, the following described real estate, situated in
The East half of the N.E. 1/4 of the North West 1/4 Section 1 Township
21 Range three (3) West. County, Alabama, to-wit:
and in Shelby

Beginning at the South West corner of the N.E. 1/4 of the N.W. 1/4
and run paralla with East line of said quater in a northerly direction
520 feet more or less to the North East corner of G.W. Simpson lot which
is the point of beginning.
Thence continuer ina northerly direction paralla with east line of the
N.E. 1/4 of the N.W. 1/4 of Section Township 21 Range 3 West and run
a distance of 208 feet more or less. Thence in a westerly dircetmon
a distance of 416 feet more or less, thence run in a southerly direction
a distance of 208 feet more or less paralla with the east line of John
fletchers lot; thence in a Easterly direction a distance of 416 feet more
or less to the point of beginning. Situated in the East half of the
N.E. 1/4 of the N.W. 1/4 of Section 1 Township 21 Range 3 West.
Containing two acre's more or less.

TO HAVE AND TO HOLD Unto the said Albert Brown and wife Nancy Ann
Brown

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 in-
terest 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 I do, for myself and for my heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that I lawfully seized in fee simple of said
premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and
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, I have hereunto set my hand and seal,

this 20th day of April

WITNESSES:

Cleve Tolbert (Seal.)

STATE OF

SHELBY

COUNTY

I, L.G. NUNNALLY, SR, a Notary Public in and for said County, in said State,
hereby certify that CLEVE TOLBERT "a widower"
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, has executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April 19 59

My Commission expires 1/14/63

L.G. Nunnally As Notary Public
N.P. Ex Officio J.P.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
was filed for record the 2 day of March 19 60 at 8 o'clock PM and
recorded in Deed Record 208 at page 202 and the Mortgage Tax
Deed Tax .50 has been paid.

cm Fowler