

\$4.95 Fed Stamps

2382

4500.00

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One Thousand Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Don Beavers and wife, Mildred F. Beavers

in hand paid by Hugh Taylor and Marie Taylor

the receipt whereof is acknowledged we the said Don Beavers and wife, Mildred F. Beavers

do grant, bargain, sell and convey unto the said Hugh Taylor and Marie Taylor

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

Shelby

County, Alabama, to-wit:

Commence at the northwest corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East, and run south 2 deg. 24 min. west along west forty acre line 634.0 feet for point of beginning; thence turn an angle of 73 deg. 20 min. to the left and run 315.0 feet to west boundary of Highway No. 25; thence turn an angle of 85 deg. 01 min. to the left and run along right of way of said Highway 200 feet; thence turn an angle of 96 deg. 07 min. to the left and run 390.2 feet to west boundary line of said forty acres; thence turn an angle of 105 deg. 32 min. to the left and run 200 feet along the west boundary of said forty acres to point of beginning; being situated in SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East.

TO HAVE AND TO HOLD Unto the said Hugh Taylor and Marie Taylor, their

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 9th day of March, 1960.

WITNESSES:

Don Beavers (Seal.)
Don Beavers

Mildred F. Beavers (Seal.)
Mildred F. Beavers

State of ALABAMA

SHELBY

COUNTY

I, Sadie Bolton, a Notary Public in and for said County, in said State, hereby certify that Don Beavers and wife, Mildred F. Beavers 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 9th day of March 1960

Sadie Bolton As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed

12 March, 1960 - Deed Book 208. Page 34
Deed Tab - \$4.50



Conrad M. Fowler