

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable consideration

to the undersigned grantor Clara Hebb Barger, a widow

in hand paid by J. T. Phillips and Nellie Brannon Phillips

the receipt whereof is acknowledged I the said Clara Hebb Barger, a widow

do grant, bargain, sell and convey unto the said J. T. Phillips and Nellie Brannon Phillips

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

Shelby

County, Alabama, to-wit:

Beginning at the northeast corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 21, Range 2 East and run thence south, 86 deg. West a distance of 1980 feet to a point; run thence south 3 deg. 30 min. East a distance of 133 feet; run thence south 75 deg. East 110 feet; run thence north 67 deg. 30 min. East a distance of 318 feet; run thence north, 90 deg. East a distance of 401.6 feet; run thence south 74 deg. East 335 feet; run thence south 63 deg. 30 min. East 362.3 feet; run thence south 57 deg. East 144 feet; run thence South, 48 deg. East, a distance of 220 feet; run thence south 50 deg. East a distance of 296.8 feet; run thence South 75 deg. 45 min. East a distance of 98.91 feet to the East line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 18; run thence North, 2 deg. West along the East line of said last named forty acres, a distance of 799.3 feet to point of beginning and containing 13 acres, more or less, and being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 21, Range 2 East.

TO HAVE AND TO HOLD Unto the said J. T. Phillips and Nellie Brannon Phillips

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am 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 my 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 5th day of April, 1960

Clara Hebb Barger (Seal.)
Clara Hebb Barger

Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Clara Hebb Barger, a widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April 19 60

Martha B. Joiner 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 in this office on the 5th day of April 1960 at 4 P.M. o'clock A.C. recorded in Book 208 at page 310 on the 12 day of April 1960. Mortgage Tax _____ Deed Tax 6.00 has been paid.

Conrad M. Fowler

Judge of Probate

has been paid
in instrument
by law.

STATE OF ALABAMA

SHELBY

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