

State of Alabama

County

Know All Men By These Presents,

That in consideration of Four Thousand, Three Hundred, Forty-three and no/100 DOLLARS

to the undersigned grantor s Thomas F. Snow and wife, Geraldine Snow

in hand paid by Gaines P. Farmer and wife, Charlie Ann Farmer

the receipt whereof is acknowledged we the said Thomas F. Snow and Geraldine Snow

do grant, bargain, sell and convey unto the said Gaines P. Farmer and Charlie Ann Farmer

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

Shelby

County, Alabama, to-wit:

Lots 6 & 7 of College Park Addition (sometime known as the Longshore Addition) to the Town of Columbiana, Alabama, as shown by the map of said addition now on record in Map Book 3, page 15 in the Office of the Judge of Probate of Shelby County, Alabama, said lot being more particularly and otherwise described as follows: Commencing at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and run thence South 3 deg. 0' East along the West boundary of said Section 26 $\frac{1}{4}$ feet to the back line of the North sidewalk of East College Street; continue thence in the same direction along said Section line 471.4 feet to the back line of curb and South side of Mildred Street; run thence North 69 deg. East along said line 60 $\frac{1}{4}$ feet; run thence North 70 deg. 4' East 360 feet; run thence North 72 deg. 40' East 52 feet; run thence North 75 deg. 30' East 482 feet; turn thence an angle of 90 deg. to the right and run 10 feet; run thence South 14 deg. 30' East along the East side of E. E. Walton's lot 150 feet; run thence North 75 deg. 30' East 100 feet to the West side of Washington Street; thence run South 14 deg. 30' East 10 feet for point of beginning of lot herein conveyed; thence continue South 14 deg. 30' East 100 feet; run thence South 75 deg. 30' West 150 feet; run thence North 14 deg. 30' West 100 feet; run thence North 75 deg. 30' East 150 feet to point of beginning

TO HAVE AND TO HOLD Unto the said Gaines P. Farmer and Charlie Ann Farmer

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,

this 15 day of April, 1960.

WITNESSES:

Thomas F. Snow (Seal.)
(Thomas F. Snow)
Geraldine Snow (Seal.)
(Geraldine Snow)
(Seal.)
(Seal.)

BOOK 208 PAGE 415

I, Carol W. Ralston, a Notary Public in and for said County, in said State, hereby certify that Thomas F. Snow and wife, Geraldine Snow 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 15 day of April 1960.

Carol W. Ralston As Notary Public

State of

COUNTY

I, do hereby certify that on the _____ day of _____ the within named _____ to be the wife of the within named _____ separate and apart from the husband touching her signature she signed the same of her own free will and accord, as the husband.



said State, before me known to me examined edged that the part of

Given under my hand and official seal this the _____ day of _____ 19____.

day of

19

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that \$1.65 has been paid on the within instrument as required by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

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 16 day of April 1960 at 9 M. o'clock, and recorded in Book 208 at page 19 on the 19 day of April 1960.
Mortgage Tax _____ Deed Tax 35 has been paid.

Conrad M. Fowler
Judge of Probate