

3014

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS That in consideration of NINE THOUSAND AND NO/100 DOLLARS, to the undersigned grantors, Leona M. McEwen, a widow, H. G. McEwen and wife, Gertrude McEwen, Olive McEwen Reinhardt, a widow, Sula McEwen Davis and husband, Earnest Davis, Lilla McEwen Nall and husband, John Nall, Ina McEwen Sims and husband, Carl Sims, Rosa Lee McEwen Baker and husband, George Baker, and Grace McEwen Perry and husband, Leonard Perry, in hand paid J. F. McEwen and wife, Eula Clyde McEwen, the receipt whereof is acknowledged, we the said Leona M. McEwen, H. G. McEwen and Gertrude McEwen, Olive McEwen Reinhardt, Sula McEwen Davis and Earnest Davis, Lilla McEwen Nall and John Nall, Ina McEwen Sims and Carl Sims, Rosa Lee McEwen Baker and George Baker, Grace McEwen Perry and Leonard Perry, do grant, bargain, sell and convey unto the said J. F. McEwen and Eula Clyde McEwen, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$; 1/2 acre off the East side of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$; 30 acres off the North side of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 27, Township 20, Range 1 East, also a portion of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, more particularly described as follows: Begin at the NW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run thence North along section line 220 yards; thence South 22 $\frac{1}{2}$ deg. East 444 yards to a corner on the East bank of a branch known as Spearman Branch; thence up said branch in a Northwesterly direction to the West line of said Section 26; thence North along said Section line 432 feet, more or less, to the point of beginning, containing 7 acres, more or less, in Section 26 and containing 70 $\frac{1}{2}$ acres, more or less, in Section 27, and all situated in Shelby County, Alabama, and in Township 20, Range 1 East.

~~These premises are hereby conveyed to the said J. F. McEwen and Eula Clyde McEwen, 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.~~

TO HAVE AND TO HOLD to the said J. F. McEwen and Eula Clyde McEwen, 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.

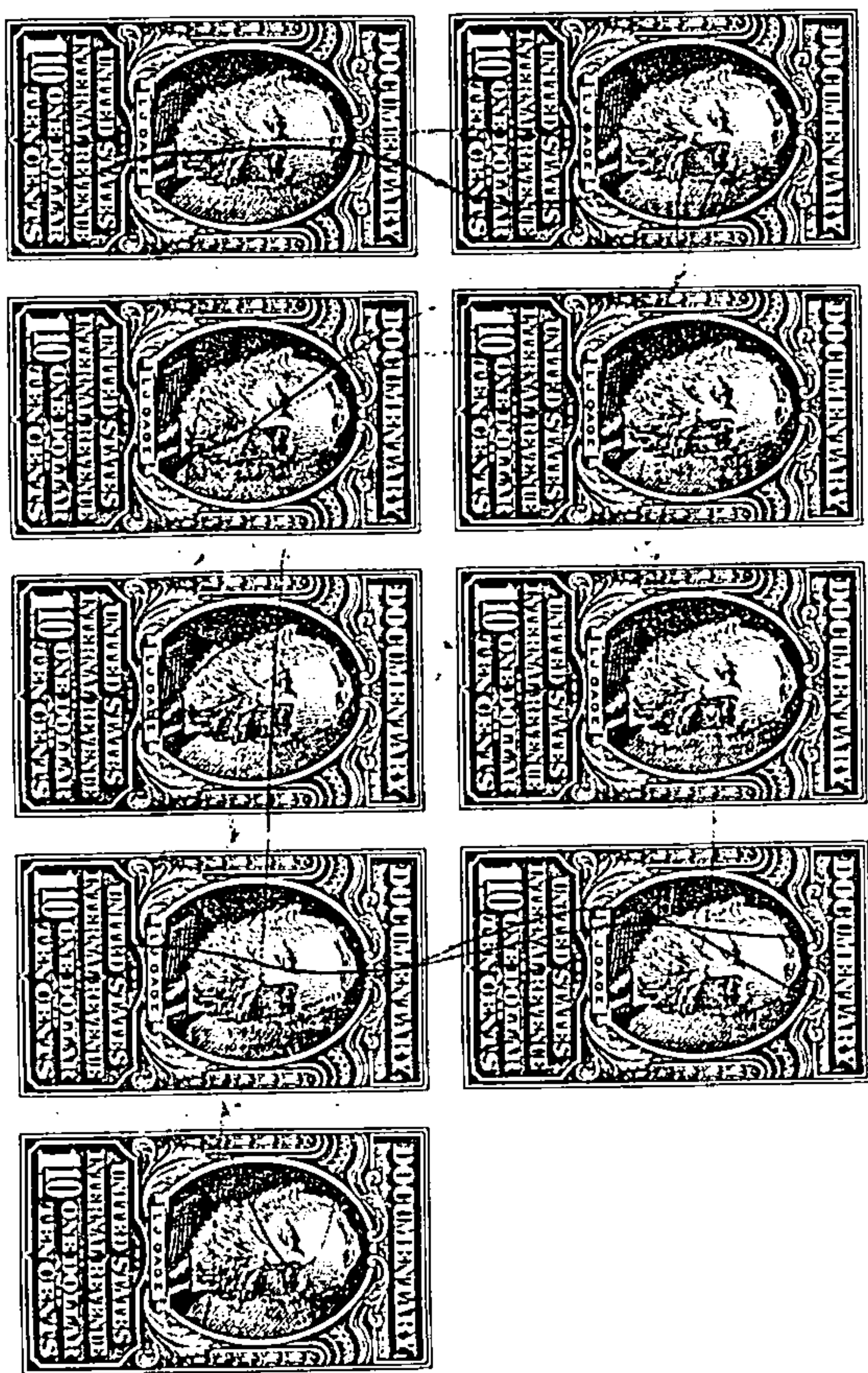
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And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances. That we have 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 30 day of March, 1960.

Witness: Linda Cleabler



Leona M. McEwen (SEAL)
(Leona M. McEwen)

H. G. McEwen (SEAL)
(H. G. McEwen)

Gertrude McEwen (SEAL)
(Gertrude McEwen)

Olive McEwen Reinhardt (SEAL)
(Olive McEwen Reinhardt)

Sula McEwen Davis (SEAL)
(Sula McEwen Davis)

Earnest Davis (SEAL)
(Earnest Davis)

Lilla McEwen Nall (SEAL)
(Lilla McEwen Nall)

John Nall (SEAL)
(John Nall)

Ina McEwen Sims (SEAL)
(Ina McEwen Sims)

Carl Sims (SEAL)
(Carl Sims)

Rosa Lee McEwen Baker (SEAL)
(Rosa Lee McEwen Baker)

George Baker (SEAL)
(George Baker)

Grace McEwen Perry (SEAL)
(Grace McEwen Perry)

Leonard Perry (SEAL)
(Leonard Perry)

I, Verlon G. Nelson

a Notary Public in and for said County, in said State,

heraby certify that Leona M. McEwen, 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 30th day of March, 1960.

Verlon G. Nelson

Notary Public.

State of

ALABAMA

Chilton SHELBY

COUNTY

I, Verlon G. Nelson

a Notary Public in and for said County, in said State,

heraby certify that H. G. McEwen and wife, Gertrude McEwen

whose name s 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 30th day of March, 1960.

Verlon G. Nelson

Notary Public.

State of

ALABAMA

CHILTON

COUNTY

I, Verlon G. Nelson

a Notary Public in and for said County, in said State,

heraby certify that

Olive McEwen Reinhardt, 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 30th day of March, 1960.

Verlon G. Nelson

Notary Public.

State of

ALABAMA

JEFFERSON

COUNTY

I, ROBERT A. BROOK

a Notary Public in and for said County, in said State,

heraby certify that Sula McEwen Davis and husband, Earnest Davis

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 2ND day of APRIL, 1960.

Robert A. Brook

Notary Public.

My Commission Expires June 7, 1961

1960

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I, H. G. Gregory a Notary Public in and for said County, in said State, hereby certify that Lilla McEwen Nail and husband, John Nail 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 4 day of April, 1960.

H. G. Gregory N.P.
Notary Public.

State of ALABAMA }
SHELBY COUNTY }

I, Mrs. B. E. Cunningham a Notary Public in and for said County, in said State, hereby certify that Ina McEwen Sims and husband, Carl Sims 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 20 day of April, 1960.

Mrs. B. E. Cunningham
Notary Public.

State of ALABAMA }
ETOWAH COUNTY }

I, _____ a Notary Public in and for said County, in said State, hereby certify that Rosa Lee McEwen Baker and husband, George Baker 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 12 day of April, 1960.

J. H. Barron
Notary Public.

State of GEORGIA }
MUSKOGEE COUNTY }

I, _____ a Notary Public in and for said County, in said State, hereby certify that Grace McEwen Perry and husband, Leonard Perry 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 16th day of April, 1960.

James M. Scarborough
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 22 day of April, 1960 at 2 M. o'clock and recorded in Book 224 at page 496 on the 2 day of May, 1960. Mortgage Tax _____ Deed Tax 4.00 has been paid.

Conrad M. Fowler