

That in consideration of Six Hundred and no/100-----

DOLLARS

to the undersigned grantor Austin Mitchell and wife, Cora B. Mitchell

in hand paid by E. W. Scruggs and Doris Scruggs

the receipt whereof is acknowledged we the said Austin Mitchell and wife, Cora B. Mitchell

do grant, bargain, sell and convey unto the said E. W. Scruggs and Doris Scruggs

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

Shelby County, Alabama, to-wit:

Lot No. 1 according to Mitchell Subdivision, Wilsonville, Alabama, as shown by map recorded in Map Book 4 page 41 in the Probate Office of Shelby County, Alabama.

Subject to the protective covenants shown on map of said Subdivision.

TO HAVE AND TO HOLD Unto the said E. W. Scruggs and Doris Scruggs

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 day of April 1960.

WITNESSES:



Austin Mitchell (Seal)
Cora B. Mitchell (Seal)

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State of ALABAMA

SHELBY

COUNTY

I, Sadie Bolton, a Notary Public in and for said County, in said State, hereby certify that Austin Mitchell and wife, Cora B. Mitchell 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 29 day of April 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 for record in this office on the 29 day of April 1960 at 4 M. O'clock and recorded in West Book 208 at page 532 on the 29 day of April 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler Judge of Probate

TE OF ALABAMA SHELBY COUNTY I hereby certify that... paid on the will... Privilege T... as require