

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred and No/100 Dollars (\$700.00) and other good and valuable consideration

to the undersigned grantor John W. Buzbee Jr. and wife, Doris Christine Buzbee

in hand paid by H. A. Lovett and wife, Mildred M. Lovett

the receipt whereof is acknowledged We the said John W. Buzbee Jr. and wife, Doris Christine Buzbee

do grant, bargain, sell and convey unto the said H. A. Lovett and wife, Mildred M. Lovett

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

Shelby County, Alabama, to-wit:

Lot in Easthalf of Northwest Quarter (E $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section 30, Township 19, Range 1 East, described as follows; Begin at the Southeast corner of the North-east Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) and run North along East line of said forty to South right of way line of Florida Short Route Highway, thence Northwesterly direction along South right of way line of said Highway 73 feet to point of beginning; thence continue along South right of way line of said highway 210 to East line of Shirley's property; thence South parallel with East line of said East half of Northwest Quarter (E $\frac{1}{2}$ of NW $\frac{1}{4}$) of said Section 420 feet; thence Southeasterly parallel with South line of Highway right of way along North line of Kelley property 210 feet; to Woods property; thence North along West line of Woods and Watts property 420 feet to point of beginning;

Excepting Minerals and mining rights to East 50 feet of above lot.

TO HAVE AND TO HOLD Unto the said H. A. Lovett and wife, Mildred M. Lovett

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. Except that Certain mortgage held by John G. Burton and payable at Montgomery Realty Company payable at \$30.00 per month

In Witness Whereof, We have hereunto set Our hands and seal,

this 7th day of January 1960

WITNESSES:

John W. Buzbee Jr. (Seal.)
Doris Christine Buzbee (Seal.)

State of Alabama

Shelby COUNTY

I, Roy L. Grantham a Notary Public in and for said County, in said State, hereby certify that John W. Buzbee Jr., and wife, Doris Christine Buzbee 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

7th day of January 1960

My commission expires 8/21/61 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 *5* day of *May* 1960 at *2* M. o'clock, and recorded in *deed* Book *208* at page *500* on the *10* day of *May* 1960. Mortgage Tax *1.00* has been paid.

Conrad M. Fowler
Judge of Probate

