

#12.10 *Red Star*

3415

State of Alabama
TALLADEGA County

Know All Men By These Presents,

That in consideration of Ten Thousand Eight Hundred & no/100----(\$10,800.00)----- DOLLARS

to the undersigned grantors Maynard R. Parks & wife Phyllis L. Parks

in hand paid by Warren R. Rose & wife Cynthia K. Rose

the receipt whereof is acknowledged we the said Maynard R. Parks & wife Phyllis L. Parks

do grant, bargain, sell and convey unto the said Warren R. Rose & wife Cynthia K. Rose

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

Shelby County, Alabama, to-wit:

A lot in the Town of Wilsonville, Alabama, described as commencing at the intersection of the North line of the McGowan Ferry Public Road and the East line of the Columbiana and Vincent paved Highway, being Highway #25; and run East along the North right of way line of McGowan Ferry public road a distance of 538 feet to the point of beginning of the lot herein described; thence run North 210 feet; thence run East 110 feet; run thence south 210 feet to the McGowan Ferry Road; thence run West along the north margin of McGowan Ferry Road a distance of 110 feet to point of beginning, and being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 21, Range 2 East, Shelby County, Alabama. 

TO HAVE AND TO HOLD Unto the said Warren R. Rose & wife Cynthia K. Rose

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 seal,

this 29th day of April, 1960

WITNESSES:

Maynard R. Parks (Seal.)
Maynard R. Parks

Phyllis L. Parks (Seal.)
Phyllis L. Parks

STATE OF IDAHO
ADA COUNTY

I, Charles H. Scovel, a Notary Public in and for said County, in said State, hereby certify that Maynard R. Parks and Phyllis L. Parks 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 29th day of April 1960.

Charles H. Scovel
As Notary Public
Notary Public for the County of Idaho
Residing in Boise, Ada County, Idaho
APR 29 1960

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 21 day of May 1960 at 8:15 M. o'clock, and recorded in Book 209 at page 101 on the 21 day of May 1960.

Red Star 11.00