

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED TWENTY-FIVE AND NO/100-----DOLLARS

to the undersigned grantor s William I. Eaves and wife Edith Eaves in hand paid by Conrad Russell and wife Jinnette Russell



the receipt whereof is acknowledged we the said William I. Eaves and wife Edith Eaves do grant, bargain, sell and convey unto the said Conrad Russell and wife Jinnette Russell as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of the NE 1/4 of the NE 1/4, Section 35, Township 21 South, Range 1 West and run West along the South Boundary of said Quarter-Quarter Section a distance of 810 feet to the Southwest corner of the lot conveyed to A. R. Looney by grantors by deed dated February 27, 1960, and recorded in Deed Book 207 at page 680 in the Office of Judge of Probate, Shelby County, Alabama, and the point of beginning of the lot herein conveyed; run thence North perpendicular to the South line of said Quarter-Quarter/and along the West line of aforesaid Looney lot a distance of 105 feet; run thence West parallel with the South line of said Quarter-Quarter Section a distance of 210 feet; run thence South perpendicular to the South line of said Quarter-Quarter Section, and parallel to the West line of aforesaid Looney lot, a distance of 105 feet to the South boundary of said Quarter-Quarter Section; run thence East along the South boundary of said Quarter-Quarter Section a distance of 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Conrad Russell and wife Jinnette Russell

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; EXCEPT ad valorem taxes for the year 1960.

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 28th day of May, 1960.

WITNESSES:

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Handwritten signatures and seals for William I. Eaves, Edith Eaves, and witnesses. Includes lines for additional witnesses and seals.

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that William I. Eaves and wife Edith Eaves 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 28th day of May 1960

W. W. Rabren

As Notary Public

W. W. Rabren

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____ known to me to be the wife of the within named _____ who, being examined ~~separately from the husband touching her signature to the within conveyance, acknowledged that~~ ~~she was in full understanding of the contents of the same and that she executed the same of her own free will, free accord, and without fear, constraints, or threats on the part of~~

Recorded in _____ Book _____ at _____ on the _____ day of _____ at _____ M. o'clock and _____ has been paid.
Conrad M. Fowler
Judge of Probate

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