

That for and in consideration of Fifteen Hundred and no/100 Dollars, and execution of purchase money mortgage, to the undersigned grantor, Spencer C. Box, in hand paid by Maurice A. Costes and wife E. Vernell Costes, the receipt whereof is acknowledged, we, the said Spencer C. Box and wife, Marcella A. Box, do grant, bargain, sell and convey unto the said Maurice A. Costes and wife E. Vernell Costes, as joint tenants, with right of survivorship, the following described real estate, and personal property, situated in Shelby County, Alabama, to-wit:

All that part of the South one-half of the South one-half of the Northeast Quarter of the Southeast Quarter of Section 31, Township 19 South, Range 1 East, lying East of the County Road; also the South one-half of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 32, Township 19, South, Range 1 East, also that part of the Southeast Quarter of the Southeast Quarter of Section 31, and the Southwest Quarter of the Southwest Quarter of Section 32, all in Township 19 South, Range 1 East, particularly described as follows: Begin at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 32, Township 19 South, Range 1 East and run thence South along the East line of the Southwest Quarter of the Southwest Quarter of said Section 32, a distance of 30 feet to the H. Shaw-Union Church County Road, thence to the right 29 degrees 15' West 100 feet, thence South 56 degrees 45' West 265 feet, thence South 18 degrees 45' West 389 feet, thence South 8 degrees 45' West 307 feet, thence South 15 degrees 15' West 271 feet, more or less, to the intersection with a County Road as now located, thence Northwesterly along the Center line of said County Road to the intersection of said Road, with the North line of the Southeast Quarter of the Southeast Quarter of Section 31, thence East along the North line of the Southeast Quarter of the Southeast Quarter of Section 31 and the North line of the Southwest Quarter of the Southwest Quarter of Section 32, all in Township 19 South, Range 1 East to point of beginning of the last tract herein described.

Grantors also convey to Grantees the following personal property, to-wit: All improvements thereon, including all buildings, flowers, fruit trees, shrubbery, timber, fences, growing crops, automatic electric water pump and water system, 500 gallon Butane Gas tank and gas system, all concrete blocks and building materials, 4 steel white enamel table top kitchen cabinets, 4 steel kitchen wall cabinets, Fluorescent lights in kitchen, electric stove, G. E. 40 gallon electric hot water heater, Geneva stainless steel 72 inch double kitchen sink, G. E. Electric Refrigerator, all drapes and window shades, all gas space heaters, all plumbing fixtures, and connections thereto, all plastic and linoleum rugs and floor tile on floors.

Grantors also grant, bargain, sell and convey to Grantees a perpetual easement in and to a well across the County Road in front of the residence on the real estate described herein with the right to install water system and pump, to connect repairs to pump and dig said well deeper and to maintain well house with full right of ingress and egress from the property herein conveyed to the said well and a sufficient amount of ground around the same to maintain and service all facilities thereunto appertaining, which easement shall run with the land hereby conveyed and on which said well is situated.

Subject to existing easements and rights of way which now exist across the above described property for roads and utilities.

Undersigned Grantor, Spencer C. Box, is one and the same person as one of the Grantees in the deed recorded in Deed Book 134, page 182, the other Grantee, Fay Noville Box being dead, and having been the same person as Mary Fay Box, whose estate was Administered as shown in Will Record 10 page 128 in the Probate Office in Shelby County, Alabama.

The above described property is conveyed subject to the occupancy of present tenant, who rents from month to month, and subject to 1960 taxes.

TO HAVE AND TO HOLD Unto the said Maurice A. Costes and wife,
E. Vernell Costes,

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 hereir 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 1960 taxes.

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 first day of July, 1960.

Spencer C. Box (SEAL)
Spencer C. Box
Marcella A. Box (SEAL)
Marcella A. Box



THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary

Public for the State of Alabama At Large, hereby

certify that Spencer C. Box and wife Marcella A.

Box, whose names are signed to the foregoing con-

veyance, and who are known to me acknowledged

before me on this day, that being informed of the con-

tents of the conveyance they executed the same volun-

tarily on the day the same bears date.

Given under my hand and official seal

this First day of July, 1960.

Wm. J. Thornton
Notary Public, State of
Alabama at Large



BOOK 210 PAGE 78

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed is filed
for record in this office on the 14 day of July 1960 at 8 A M. o'clock and
recorded in deed Book 210 at page 76 on the 15 day of July 1960.
Mortgage Tax Deed Tax 1.50 has been paid.

Conrad M. Fowler

Judge of Probate