

State of Alabama }
SHELBY County }

2096.00

4323

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR & other good and valuable consideration hereinafter ~~DOLLARS~~ stated

to the undersigned grantors Horace Hilyer and wife, Blanch Hilyer

in hand paid by Leonard T. Lowery and wife, Gertrude Lowery

the receipt whereof is acknowledged we the said Horace Hilyer and Blanch Hilyer

do grant, bargain, sell and convey unto the said Leonard T. Lowery and Gertrude Lowery

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

Shelby County, Alabama, to-wit:

Begin 630 feet from West line of SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ on Smokey Road of Section 14, Township 21, Range 3 West; running East parallel with North side of said Road 160 feet to the point of beginning; thence North 125 feet; thence East to West line of A. C. (Red) Isbell land, 110 feet; thence in a south SW direction parallel with said line of A. C. (Red) Isbell land 130 feet, more or less; thence West parallel with North side of Smokey Road 50 feet to point of beginning.

Situated in SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 14, Township 21, Range 3 West.

It is agreed and understood by and between the parties hereto that as a part of the consideration of this conveyance, the grantees herein assume the mortgaged indebtedness evidenced by mortgage from grantors herein to Jim Walter Corporation dated May 4, 1957, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 249, page 75, which mortgage was transferred to Mid-State Investment Corporation May 17, 1957, by instrument recorded in Deed Book 187, page 282.

TO HAVE AND TO HOLD Unto the said Leonard T. Lowery and Gertrude Lowery,

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.

BOOK 210 PAGE 139

In Witness Whereof, we have hereunto set our hands and seal,

this 2nd day of July, 1960.

WITNESSES:

.....
.....
.....

Horace Hilyer (Seal.)
(Horace Hilyer)
Blanch Hilyer (Seal.)
(Blanch Hilyer)
..... (Seal.)
..... (Seal.)

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

1.45
3.50
3.25
8.20

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, *Conrad M. Fowler* a Notary Public in and for said County, in said State, hereby certify that Horace Hilyer and wife, Blanch Hilyer 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 2nd day of July, 1960.

Conrad M. Fowler
Notary Public.

BOOK 210 PAGE 140



STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 16 day of July 1960 at 8 o'clock P. M. and recorded in deed Record 210 page 139 and examined 7-26-60 and the Mortgage Tax of \$ Deed Tax of \$ 3.50 has been paid.
Conrad M. Fowler
Judge of Probate
Fee \$ 1.45

STATE OF ALABAMA, SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the day of 19 at M. o'clock and recorded in Book at page on the day of 196 . Mortgage Tax Deed Tax has been paid.
Conrad M. Fowler
Judge of Probate