

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor John Northcutt, an unmarried man

in hand paid by Bertie Mae Swann and Elsie Swann

the receipt whereof is acknowledged I the said John Northcutt

do grant, bargain, sell and convey unto the said Bertie Mae Swann and Elsie Swann

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

Shelby County, Alabama, to-wit:

Commence at a point 39 feet west of the SE corner of land formerly owned by O. S. Pilgreen; thence running 121 feet west; thence running 210 feet South, thence running 131 feet East; thence running 210 feet North to point of beginning, being situated in Section 20, Township 22, Range 2 West.

TO HAVE AND TO HOLD Unto the said Bertie Mae Swann and Elsie Swann

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 23rd day of July, 1960.

WITNESSES:

John Northcutt (Seal.)

State of ALABAMA }
SHELBY COUNTY }

I, Lanice Brasher a Notary Public in and for said County, in said State,

hereby certify that John Northcutt

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 1960.

Lanice Brasher
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 23 day of July 1960 at 5:00 M. P. and recorded in Book 210 at page 145 on the 26 day of July 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate