

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of ONE (\$1.00) DOLLAR, love and affection and other DOLLARS good and valuable considerations and for the purpose of making a right of survivorship deed to the undersigned grantor James O. Braswell

in hand paid by James O. Braswell and wife, Nezba Braswell

the receipt whereof is acknowledged we the said James O. Braswell and wife, Nezba Braswell.

do grant, bargain, sell and convey unto the said James O. Braswell and wife, Nezba Braswell

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

Shelby County, Alabama, to-wit:

NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 20 South, Range 3 West, excepting the following described tract of land:

Commence at a point on West side of Public road at the intersection of said road with the East line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 10, at a point 9.70 chains South of the NE corner of said forty; thence run in a Northwesterly direction 12.28 chains to a point on North line of said forty, which point is 7.24 chains West of NE corner of said forty; thence run South along East line of said forty 9.70 chains to point of beginning of said exception.

Also conveyed the following described property: All of that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 20, Range 3 West, lying North of Shelby County Highway number 17 as now located, being more particularly described as follows: Begin at the NE corner of said forty, thence westerly along the North line of said forty to the NW corner of said forty, thence southerly along the West line of said forty to the North line of the said Highway, thence in an easterly direction along the North line of said Highway to the East line of said forty, thence in a northerly direction along said East line to point of beginning.

TO HAVE AND TO HOLD Unto the said James O. Braswell and wife, Nezba Braswell

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, we have hereunto set our hands and seal,

this 21 day of July, 1960.

WITNESSES:

x James O. Braswell (Seal.)

x Nezba Braswell (Seal.)

(Seal.)

(Seal.)

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State of Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James O. Braswell and wife, Nezba Braswell 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 21 day of July 1960.
Franklin W. Donaldson As 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 21 day of July 1960 at 7 M. o'clock, and recorded in Book 210 at page 126 on the 2 day of Aug 1960.
Mortgage Tax _____ Deed Tax, \$0 has been paid.

Conrad M. Fowler
Judge of Probate

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