

State of Alabama

Shelby

County

5021

Know All Men By These Presents,

That in consideration of Six Hundred and No/100(\$600.00)***** DOLLARS and the assumption of the unpaid balance on the mortgage recited below

to the undersigned grantors, Fred Wood and his wife, Polly Wood

in hand paid by David R. Stewart and his wife, Minnie L. Stewart

the receipt whereof is acknowledged we the said Fred Wood and his wife, Polly Wood

do grant, bargain, sell and convey unto the said David R. Stewart and his wife, Minnie L. Stewart

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



Shelby County, Alabama, to-wit: The Southwest quarter of the Northeast quarter and that part of the Northwest quarter of the Southeast quarter North of a line described as follows: Beginning at a point on the West boundary of said forty where it is intersected by a ditch, which point is 128 yards North of the Southwest corner of said forty; run thence in a Northeasterly direction along said ditch to its head, continue thence in same direction to the Harpersville-Narrows Road; run thence in a Southeasterly direction along said road 76 yards to the North line of Jesse Blankenship's Land, run thence East along the North boundary of Blankenship's land 70 yards more or less to the East boundary of said forty, being situated in Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, and also the following described property:

A part of NW 1/4 of the SE 1/4, Section 33 Township 19 Range 1 East described as follows: Commencing at the southeast corner of said forty and run west S 88 deg. West along the forty line a distance of 206 feet to the point of beginning; thence run North 8 deg. 30' West 827 feet; thence run North 46 deg. West 199 feet; thence run South 29 deg. West 704.5 feet; thence run South 34 deg. 10' East 268 feet; thence run South 59 deg. 13' East 192 feet; thence run South 86 deg. 25' East 290 feet to point of beginning. Containing 8.76 acres, more or less.

This property is conveyed subject to the first mortgage from Fred Wood and wife, Polly Wood to Guy West, dated 12/6/57, in the principal sum of \$3,000.00; Said mortgage being recorded in the office of the Judge of Probate of Shelby County, Alabama, in mortgage record book 252, pages 129 and 130. we, the undersigned, David R. Stewart and his wife, Minnie L. Stewart hereby agree to assume the unpaid balance of \$2160. on the above recited mortgage.

Witness: Mildred W. Colquhoun David R. Stewart Minnie L. Stewart
TO HAVE AND TO HOLD Unto the said David R. Stewart and his wife, Minnie L. Stewart

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 the mortgage recited above

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, s

this 6th day of April, 1960

WITNESSES:

Mildred W. Colquhoun } Fred Wood (Seal.)
(as to Book) } Polly Wood (Seal.)
 } (Seal.)
 } (Seal.)

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