

State of Alabama

SHELBY County

5093  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred and no/100 DOLLARS

to the undersigned grantor s M. R. Ware and wife, Myrtie Ware

in hand paid by James Harrison Bice and wife, Ruelane Peters Bice

the receipt whereof is acknowledged we the said M. R. Ware and Myrtie Ware

do grant, bargain, sell and convey unto the said James Harrison Bice and Ruelane Peters Bice

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

Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 11, Township 24 North, Range 12 East, more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 11 and run East along North line of said Quarter Quarter Section a distance of 432.16 feet to the West right of way line of Montevallo-Jemison cut-off (a paved road); thence run South 53 deg. 56' East along said right of way line a distance of 1063.55 feet to the West margin of a dirt road; thence run South 2 deg. 04' West along the West margin of said road a distance of 308.34 feet to the point of beginning; thence continue South 2 deg. 04' West along the West margin of said road a distance of 210 feet; thence run North 87 deg. 56' West a distance of 210 feet; thence run North 2 deg. 04' East a distance of 210.00 feet; thence run South 87 deg. 56' East a distance of 210.00 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said James Harrison Bice and Ruelane Peters Bice,

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.

In Witness Whereof, we have hereunto set our hand s and seal,

this 29 day of August, 1960.

WITNESSES:

(M. R. Ware) (Seal.)

Myrtie Ware (Seal.)

State of  
SHELBY

ALABAMA

COUNTY

I,

a Notary Public in and for said County, in said State,

hereby certify that ... R. Ware and wife, Myrtie Ware

whose name s 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 29 day of August, 1960.

E. M. Warr

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed on the 6 day of Sept 1960 at 11 o'clock, and

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deed by 1.00 pd