

8/300.

State of Alabama  
SHELBY County

5485

Know All Men By These Presents.

That in consideration of ONE AND NO/100-----  
and other good and valuable considerations

DOLLARS



to the undersigned grantors Marvin Eugene Hall and wife Mary Evelyn Hall  
in hand paid by Edwin Jack Sims and wife Sara Jane Sims

the receipt whereof is acknowledged we the said Marvin Eugene Hall and wife Mary Evelyn Hall  
do grant, bargain, sell and convey unto the said  
Edwin Jack Sims and wife Sara Jane Sims  
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, Township 22 South, Range 3  
West, that lies East of McHenry Creek and Southeast of the Montevallo-Dogwood  
paved road.

MINERAL AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said Edwin Jack Sims and wife Sara Jane Sims

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 for ad valorem taxes for the year  
1960.

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,  
this 17th day of September, 1960.

WITNESSES:

*Carolyn Stephens*

*Marvin Eugene Hall* (Seal.)

*Mary Evelyn Hall* (Seal.)

(Seal.)

State of ALABAMA

SHELBY COUNTY

I, *Carolyn Stephens*, a Notary Public in and for said County, in said State,  
hereby certify that Marvin Eugene Hall and wife Mary Evelyn Hall  
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 17th day of September 1960.

*Commission expires 5/27/63*

*Carolyn Stephens* As Notary Public

State of ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed

9/29/60 AM filed ex 1.58 ad

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