

Know All Men By These Presents,

That in consideration of one Thousand and No/100 Dollars and assumption ~~XXXXXX~~
of mortgages hereinafter referred to,

to the undersigned grantor s **Clarence E. Carter and wife, Nell Carter,**

in hand paid by Acie L. Langston and Mabel J. Langston

the receipt whereof is acknowledged we the said

Clarence E. Carter and wife, Nell Carter,

do grant, bargain, sell and convey unto the said

Acie L. Langston and Mabel J. Langston

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

Shelby County, Alabama, to-wit:

Begin at the Northwest corner of Section 2, Township 21 South, Range 3 West and run East along the North line of said section 143 feet, thence turn an angle of $87^{\circ} 41'$ to the right and run 302.67 feet, thence turn an angle of $87^{\circ} 25'$ to the right and run 143.1 feet to the West line of said section, thence turn an angle of $92^{\circ} 35'$ to the right and run 315 feet to the point of beginning.

(This property is subject to a first mortgage from Frankie Hale York and Robert York, Jr. to First Federal Savings and Loan Association of Bessemer dated April 28, 1956, of record in Volume 244 of Mortgages, at page 6, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to a second mortgage from the Grantors herein to Frankie Hale York and Robert York, Jr. which is of record in said Probate Office. The Grantees herein, as a part of the consideration for this conveyance, assume said mortgages and assume and agree to pay the indebtednesses thereby secured on the terms and in the manner therein specified.)

TO HAVE AND TO HOLD Unto the said Acie L. Langston and Mabel J. Langston

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 mortgages referred to;

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 seals

WITNESSES:

Franklin Ritter

Clarence E. Carter.....(Seal.)

Neil Carter

. (Seal.)

.. (Seal.)

CLARENCE E. CARTER AND WIFE.

NELL CARTER,

TO

ACIE L. LANGSTON AND

Ex 325-Clubsler

MABEL J. LANGSTON

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 4 day of Oct 1960 at 10 o'clock A.M. and was duly recorded in Volume 211 of Deeds at page 446, and examined

Judge of Probate.
Conrad M. Fowler

State of ALABAMA

JEFFERSON COUNTY

I, J. W. Patton, Jr., a Notary Public in and for said County, in said State, hereby certify that Clarence E. Carter and wife, Nell Carter, 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 3rd day of October 1960.

J. W. Patton, Jr.

As Notary Public

State of

COUNTY

I, do hereby certify that on the day of 19, 1960, came before me the within named Nell Carter, known to me to be the wife of the within named Clarence E. Carter, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19.

As Notary Public

STATE
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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 4 day of Oct 1960 at 10 M. o'clock, and recorded in Deed Book 1, Vol 1, Deed Tax 1, 00 on the 4 day of Oct 1960. Has been paid.

Conrad M. Fowler
Judge of Probate

WILLER
ROBATE
RECEIVED
at
ax
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at

487 112 1000