

State of Alabama }  
 Shelby County }

335

KNOW ALL MEN BY THESE PRESENTS,

See M.L. 268 page 589

That in consideration of One Thousand Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor C. O. Foster and wife, Sadie E. Foster

in hand paid by Lewis Mack Foster and Flora B. Foster

the receipt whereof is acknowledged the said  
C. O. Foster and wife, Sadie E. Foster

do grant, bargain, sell and convey unto the said Lewis Mack Foster and Flora B. Foster

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

Shelby

County, Alabama, to-wit:

Commence at the southwest corner of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 5, Township 21 South, Range 1 East and run east along the south line of said forty a distance of 908.44 feet to the westerly right of way line of Shelby County Highway 61, formerly known as the Montgomery Road; thence turn an angle of 57 deg. 13 min. to the left and run a distance of 125 feet along said road right of way to the point of beginning of the lot herein conveyed; thence continue/along the right of way line of said Highway a distance of 210 feet; thence turn an angle of 90 deg. to the left and run a distance of 210 feet; thence turn an angle of 90 degrees to the left and run southwesterly a distance of 210 feet; thence turn an angle of 90 degrees to the left and run southeasterly a distance of 210 feet to the point of beginning of the lot herein conveyed.

TO HAVE AND TO HOLD Unto the said Lewis Mack Foster and Flora B. Foster

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 hands and seals  
this day of October, 1960.

WITNESSES:



C. O. Foster

C. O. Foster

Sadie E. Foster

Sadie E. Foster

(Seal.)

(Seal.)

(Seal.)

State of ALABAMA }  
 SHELBY COUNTY }

I, a Notary Public in and for said County, in said State, hereby certify that C. O. Foster and wife, Sadie E. Foster 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

8th day of October, 1960

Elvina R. Higgins

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 day of 1960 at M. o'clock, and recorded in Book Deed Tax at page on the day of 1960. Mortgage Tax has been paid.

Conrad M. Fowler