

State of Alabama

SHELBY

County

1088
KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor Spencer C. Box and wife, Marcella Box

in hand paid by Billy J. Shaw and Mary Nell Shaw

the receipt whereof is acknowledged we the said

Spencer C. Box and wife, Marcella Box

do grant, bargain, sell and convey unto the said Billy J. Shaw and Mary Nell Shaw

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

Shelby

County, Alabama, to-wit:

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 East that lies southwest of the center of County Road;

Also all that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East that lies southwest of the center of County Road and west of the H. Shaw-Union Church Road.

Subject however to easement and rights in connection with the use of a well which were conveyed to Maurice A. Costes and wife, E. Vernell in that certain deed from grantors herein to the Costes dated July 1, 1960, and recorded in Deed Book 210 page 76 in the Probate Office of Shelby County, Alabama.

There is excepted herefrom existing easements and rights of way which now exist across the above described property for roads and utilities.

TO HAVE AND TO HOLD Unto the said Billy J. Shaw and Mary Nell Shaw

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 28th day of November, 1960.

WITNESSES:

Spencer C. Box (Seal.)
Spencer C. Box

Marcella Box (Seal.)

Marcella Box (Seal.)

(Seal.)

John

SHAW

JOINT WITH RIGHT OF SURVIVORSHIP

COIN I

Judge of Probate

679

BIRMINGHAM, ALABAMA

COUNTY

on the day the same bears date.

November, 1960

Notary Public.



Judge of Probate

BOOK