

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Three Hundred &amp; no/100 - - - - - DOLLARS

to the undersigned grantor A. M. Crawford

in hand paid by Cecil D. Cowart

the receipt whereof is acknowledged we the said A. M. Crawford and Wife, Betty Crawford

do grant, bargain, sell and convey unto the said Cecil D. Cowart

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

Shelby

County, Alabama, to-wit:

Lot 5 according to plat or map of a sub-division of the Town of Calera, Alabama, known as Farris Estates, and being located in the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 21, Township 22, Range 2 West, which map, prepared by B. S. Wheeler a registered surveyor, is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 13.

TO HAVE AND TO HOLD Unto the said Cecil D. Cowart, his

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 seal, s

this 6th day of December, 1960

WITNESSES:

A. M. Crawford (Seal.)

Betty Crawford (Seal.)

(Seal.)

State of Alabama

Shelby

COUNTY

I, Janette Littleton, a Notary Public in and for said County, in said State, hereby certify that A. M. Crawford and Wife Betty Crawford whose names are signed to the foregoing conveyance, and who is 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 6th day of December 19 60 .

Janette Littleton As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 10 day of Dec 1960 at 10 M. o'clock and recorded in Book 212 at page 706 on the 12 day of Dec 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler  
Judge of Probate

BOOK 212 PAGE 706