

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Six Hundred and no/ 100 - - - - - DOLLARS

to the undersigned grantor s Roy Downs and wife Elizabeth P. Downs
in hand paid by C. A. McCombs



the receipt whereof is acknowledged we the said Roy Downs and wife, Elizabeth P. Downs

do grant, bargain, sell and convey unto the said C. A. McCombs

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

Shelby, County, Alabama, to-wit:

Lots 5, 6, 7, and 8, all inclusive, in Block 25, according to the Survey and Map of
of Russell R. Hetz of the Town of Calera, Alabama, subject to highway, telephone,
power line easements and certain restrictions.

TO HAVE AND TO HOLD Unto the said C. A. McCombs, his heirs

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 17th day of December, 1960.

WITNESSES:

Roy R. Downs (Seal.)
Elizabeth P. Downs (Seal.)

State of

Alabama

Shelby

COUNTY

I, Janette Littleton

, a Notary Public in and for said County, in said State,

hereby certify that

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 December

19 60 .

Janette Littleton

As 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 *21* day of *Dec* 19*60* at *2* M. o'clock, and
recorded in *Deed* Book *213* at page *97* on the *21* day of *Dec* 19*60*.
Mortgage Tax *1.00* Deed Tax *1.00* has been paid.

Conrad M. Fowler
Judge of Probate

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