

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of TEN AND NO/100----- DOLLARS
and other good and valuable considerations

to the undersigned grantor. Carry Burns, a widow

in hand paid by Walter McNeil and wife Maudie McNeil

the receipt whereof is acknowledged I the said Carry Burns, a widow

do grant, bargain, sell and convey unto the said Walter McNeil and wife Maudie McNeil

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

Shelby

County, Alabama, to-wit:

The North 125 feet of Lot No. 2 of the First Addition to Aldmont, according to survey and map of First Addition to Aldmont, as made by George G. Ehrenberg for L. N. Nabors on the 10th day of May, 1910, said lot fronts the Montevallo and Dogwood highway 125 feet, and is bounded on the North by an eight foot alley, and said lot being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 22 Range 3 West and being a part of the lot heretofore known as the George and Lizzie Grant lot, situated in Aldmont, Alabama.

TO HAVE AND TO HOLD Unto the said Walter McNeil and wife Maudie McNeil

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this day of December, 1960.

WITNESSES:

Carry Burns (Seal.)

(Seal.)

(Seal.)



State of ALABAMA

SHELBY

COUNTY

I, W.R. Broadhead, a Notary Public in and for said County, in said State, hereby certify that Carry Burns, a widow, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December

1960

W.R. Broadhead As Notary Public

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 27th day of December 1960 at 1:00 P.M. clock, and recorded in Book 213 at page 278 on the 27th day of December 1960. Mortgage Tax has been paid.

Conrad M. Fowler
Judge of Probate

BOOK 213 PAGE 290