

State of Alabama

SHELBY County

1458
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100(\$100.00)

DOLLARS

to the undersigned grantors Earl J. Standifer and wife, Nuna Standifer; Kenneth L. Standifer and wife, Irene Standifer
in hand paid by W. R. Huckabee and wife, Myrtle Huckabee

the receipt whereof is acknowledged we the said Earl J. Standifer and Nuna Standifer; Kenneth L. Standifer and Irene Standifer

do grant, bargain, sell and convey unto the said W. R. Huckabee and Myrtle Hutkabee

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

Shelby County, Alabama, to-wit:

Beginning wherethe North boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 20, Range 3 West intersects with the West side of the south bound L & N Railroad right of way; thence Northerly along said right of way 96 feet to a point; thence due West 200 feet to apoint; thence Southerly, parallel to the said right of way 96 feet to apoint, to the North boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence East along said boundary line 200 feet, more or less, to the point of beginning. Said land being in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20, Range 3 West and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said W. R. Huckabee and Myrtle Huckabee,

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,
this 31st day of January, 1961.

WITNESSES:

Earl J. Standifer (Seal.)
Nuna Standifer (Seal.)
Kenneth L. Standifer (Seal.)
Irene Standifer (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, John C. Bailey

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

hereby certify that Earl J. Standifer and Nuna Standifer; Kenneth L. Standifer and Irene Standifer

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

31st day of January, 1961.

Filed 3/16/61 8 AM
Rec'd Tax 50 2d

John C. Bailey
Notary Public