

State of Alabama

Shelby

County

2589
100

Know All Men By These Presents,

That in consideration of other valuable consideration and One and No/100's (\$1.00) - DOLLARS

to the undersigned grantor Myrtle Pickett, a widow,

in hand paid by Marvin Pickett and wife, Lillian Pickett,

the receipt whereof is acknowledged I the said Myrtle Pickett, a widow,

do grant, bargain, sell and convey unto the said Marvin Pickett and wife, Lillian Pickett,

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

Shelby

County, Alabama, to-wit:

A lot in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1, Township 22, Range 4 West, and a part of the two acre parcel conveyed from Newton Lee Jarvis and wife, Neppy Jarvis, to the grantor herein on August 15, 1938, said lot herein conveyed being more particularly described as follows:

Begin at the southeast corner of the said two acre parcel conveyed by Newton Lee Jarvis and wife, Neppy Jarvis, to the grantor herein on August 15, 1938, and run thence run in a northerly direction along the east line of said two acre parcel a distance of 50 feet to the northeast corner of a lot presently owned by the grantees and the point of beginning of the lot herein described; thence continue in a northerly direction along the east line of said two acre parcel a distance of 50 feet to a point; thence run in a westerly direction and parallel with the south line of said two acre parcel a distance of 105 feet to a point on the west line of said two acre parcel; thence run in a southerly direction along the west line of said two acre parcel a distance of 50 feet to the northwest corner of a lot presently owned by the grantees; thence run in an easterly direction parallel with the south line of said two acre parcel and along the north line of a lot presently owned by the grantees a distance of 105 feet to the point of beginning of the lot herein described.

TO HAVE AND TO HOLD Unto the said Marvin Pickett and wife, Lillian Pickett,

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 25th day of August, 1960.

WITNESSES:

Myrtle Pickett (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Myrtle Pickett, 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 25th day of August

1960

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

Sta. *Conrad M. Fowler* Judge of Probate, hereby certify that the within *deed* was filed

3/11/61 *S M* *Rec'd to J*

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