

State of Alabama

SHELBY County

2476

315

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantors W. L. Lawler, Jr. and wife, Ann Elizabeth Lawler

in hand paid by Frank E. Fenn and wife, Thelma K. Fenn

the receipt whereof is acknowledged we the said W. L. Lawler, Jr. and Ann Elizabeth Lawler

do grant, bargain, sell and convey unto the said Frank E. Fenn and Thelma K. Fenn

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

Shelby County, Alabama, to-wit:



A tract of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and thence run South along the East boundary of said Quarter Quarter Section a distance of 300 feet; thence turn an angle of 90 deg. to the right and run in a Westerly direction and parallel with the North boundary of said Quarter Quarter Section a distance of 779.4 feet to the point of beginning of the lot here in described and conveyed, which point is on the East right of way of the Montevallo-Jemison Black-top road; thence run in a Southeasterly direction along the East margin of said road right of way a distance of 220 feet to a wire fence; thence turn an angle of 90 deg. to the left and run in a Northeasterly direction along said fence a distance of 210 feet; thence run in a Northwesterly direction, parallel with said road right of way 48 feet to a wire fence; thence run Westerly along said fence line 277 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Frank E. Fenn and Thelma K. Fenn

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 25 day of February, 1961.

WITNESSES:

W. L. Lawler, Jr. (Seal.)
Ann Elizabeth Lawler (Seal.)
(Ann Elizabeth Lawler)

BOOK 214 PAGE 693

State of ALABAMA
SHELBY COUNTY

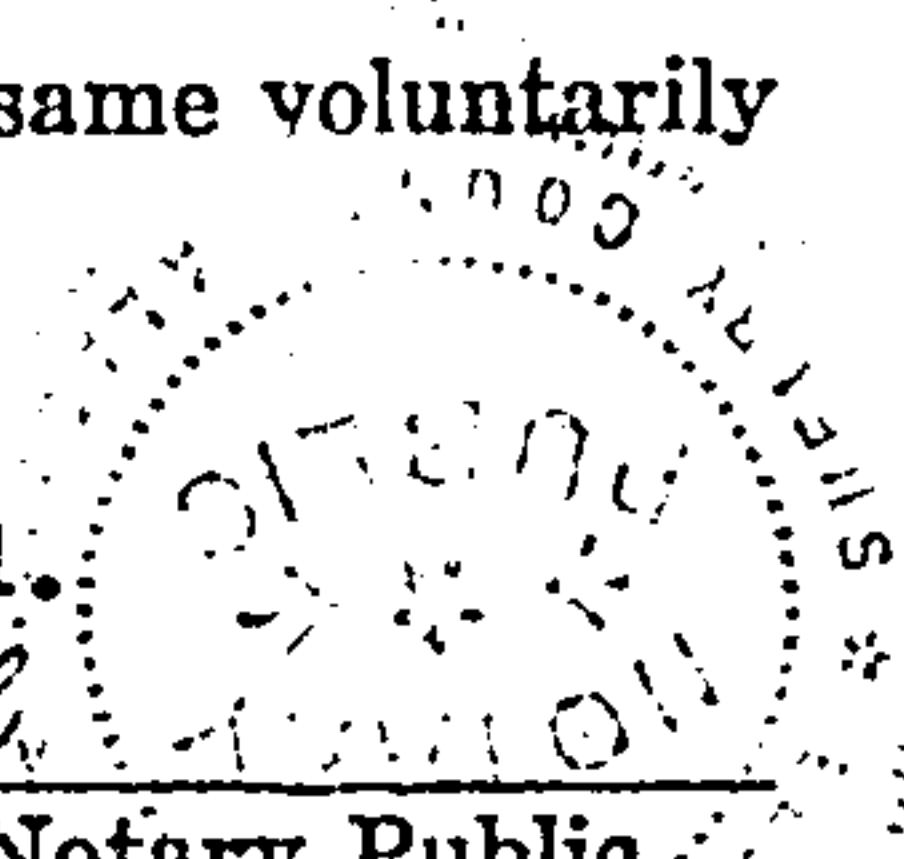
I, *Elsie S. Kendrick*

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

hereby certify that W. L. Lawler, Jr. and wife, Ann Elizabeth Lawler 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 25 day of February, 1961.

Elsie S. Kendrick
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 25 day of February, 1961 at 4:10 M. o'clock and recorded in *Deed* Book *214* at page *672* on the 11 day of April, 1961. Mortgage Tax *2.00* Deed Tax *2.00* has been paid.