

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN HUNDRED AND NO/100 (\$1500.00) DOLLARS

to the undersigned grantor s Cecil D. Cowart and wife, Frances W. Cowart

in hand paid by Charles W. Fewell and wife, Bobbie Nell Fewell

the receipt whereof is acknowledged we the said Cecil D. Cowart and Frances W. Cowart

do grant, bargain, sell and convey unto the said Charles W. Fewell and Bobbie Nell Fewell

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

Shelby County, Alabama, to-wit:

The South 32 feet of Lot 11 and all of Lot 12, except the South 13 feet thereof, sold to Sidney M. Bird Jr. by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 213, page 32, according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 13.

TO HAVE AND TO HOLD Unto the said Charles W. Fewell and Bobbie Nell Fewell

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 12 day of June, 1961.

WITNESSES:



Cecil D. Cowart (Seal)
(Cecil D. Cowart)
Frances W. Cowart (Seal)
(Frances W. Cowart)
(Seal)

State of ALABAMA
SHELBY COUNTY

I, Janette Littleton

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

hereby certify that Cecil D. Cowart and wife, Frances W. Cowart

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

10th day of June, 1961.

Janette Littleton
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-23-61
RECORDED & \$. V. MTG. TAX
& \$. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

