

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of Eight Hundred and No/100's (\$800.00)-----DOLLARS

to the undersigned grantor Sebert Davis, an unmarried man,
in hand paid by Johnnie Carter and wife, Louise Carter

the receipt whereof is acknowledged I the said Sebert Davis, an unmarried man,

do grant, bargain, sell and convey unto the said Johnnie Carter and wife, Louise Carter,

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

Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 21, Range 1 West; and run North along said forty acre line 210 feet to the point of beginning of the lot herein conveyed; thence run West along the North line of Byers lot and parallel with the South line of said forty acre line 420 feet; thence run North and parallel with the East line of said forty acres 210 feet; thence run East and parallel with the south line of said forty acres 420 feet to the East line of same; thence along East line run South 210 feet to the point of beginning, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Johnnie Carter and wife, Louise Carter

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 12th day of September, 1961.

WITNESSES:

Sebert Davis (Seal.)

SHELBY COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Sebert Davis, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September 1961

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
19-13-61
RECORDED & S. HING. TAX
& S. HING. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

As Notary Public

State of

I, do hereby certify that on the the within named to be the wife of the within named separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of

day of
Conrad M. L. L. L.
JUDGE OF PROBATE

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