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STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the assumption by grantees herein of the unpaid balance on the purchase money mortgage executed by grantors to G. S. Perry or wife, Kate Perry, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 268, page 223, upon which there is a balance of \$2361.38 due, and the sum of TWO HUNDRED TWENTY-FIVE DOLLARS, to the undersigned grantors, ALBERT CHRISTAIN and wife, BEATRICE CHRISTAIN, in hand paid by LUTHER HATCHER and wife, WILMA HATCHER, the receipt whereof is acknowledged, we the said ALBERT CHRISTAIN and BEATRICE CHRISTAIN, do grant, bargain, sell and convey unto the said LUTHER HATCHER and WILMA HATCHER, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19, Range 1 East, described as follows: Begin at a point on the South boundary of said Quarter Quarter Section which is 22 $\frac{1}{2}$ feet East of the SW corner of said Quarter Quarter Section, and run thence West along the South boundary of said Quarter Quarter Section 22 $\frac{1}{2}$ feet; thence Northerly along the West boundary of said Quarter Quarter Section 10 feet, more or less, to the South boundary of the right of way of the Florida Short Route Highway; thence Northeasterly along the South boundary of said Florida Short Route Highway 240 feet, to the NW corner of a lot heretofore conveyed by G. S. Perry and wife, Kate Perry to Faye Hopson; thence Southerly along the West boundary of said Faye Hopson lot to point of beginning.

This being the same land conveyed grantors herein by G. S. Perry and wife, Kate Perry on the 9th day of September, 1960, which is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 211, page 297.

TO HAVE AND TO HOLD Unto the said LUTHER HATCHER and WILMA HATCHER, 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 seals this the 10th day of October, 1961.

Albert Christain (SEAL)
(Albert Christain)

Beatrice Christain (SEAL)
(Beatrice Christain)

STATE OF ALABAMA)
SHELBY COUNTY)

I, Conrad M. Louder a Notary Public, in and for said County and State, hereby certify that Albert Christain and wife, Beatrice Christain, 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 this 10th day of October, 1961.

Conrad M. Louder
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10-11-61
RECORDED & \$... MTG TAX
& \$... TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Louder
JUDGE OF PROBATE