

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of ----- ONE AND NO/100-----DOLLARS and in the further consideration of the exchange of title to real property

to the undersigned grantors HENRY MOON and wife VONZELL MOON

in hand paid by JAMES G. ALSTON and wife CAROL L. ALSTON

the receipt whereof is acknowledged we the said HENRY MOON and wife VONZELL MOON

do grant, bargain, sell and convey unto the said JAMES G. ALSTON and wife CAROL L. ALSTON

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

Shelby

County, Alabama, to-wit:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run West along the North line of said Quarter-Quarter Section 595.3 feet to the point of beginning of the land herein conveyed; thence turn a 90 deg. angle to the left and run 215.0 feet; thence run West and parallel with the North line of said Quarter-Quarter Section 202.7 feet; thence turn a 90 deg. angle to the right and run 215.0 feet to the North line of said Quarter-Quarter Section; thence run East along the North line of said Quarter-Quarter Section 202.7 feet to the point of beginning.

As a part of the consideration for this conveyance, grantees assume and agree to pay the Town of Columbiana, Alabama, all amounts to become due by reason of municipal improvement assessments.

As a further consideration for this conveyance, grantees assume and agree to pay the balance due Jefferson Federal Savings and Loan Association, Birmingham, Alabama, on that mortgage executed by grantors dated April 18, 1961, and recorded in Mortgage Book 217 page 574, in the Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said JAMES G. ALSTON and wife CAROL L. ALSTON

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, EXCEPT ad valorem taxes for the year 1962.

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 hand and seal, this 27th day of February, 1962.

WITNESSES:

Henry Moon (Seal.)
HENRY MOON

..... (Seal.)

Vonzell Moon (Seal.)
VONZELL MOON

..... (Seal.)

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Bill Rabren

FORM 257-A

TO

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page , and examined.

Judge of Probate.

6.60 P.M.

1.45

8.55

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that HENRY MOON and wife VONZELL MOON 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 27th day of February 19 62 .

W. W. Rabren

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 , came before me the within named known to me to be the wife of the within named who, being examined 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 the husband.

Given under my hand and official seal this the day of 19 .

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-27-62 PM
RECORDED & \$ MTG. TAX
\$ 5.00 TAX HAS BEEN
PD ON THIS INSTRUMENT.

Consal P. Fowler
JUDGE OF PROBATE

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