State of Alabama

SHELHY County

21,21

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and No/100 (\$1.00) and love and affection

DOLLARS

to the undersigned grantor s Monroe Bryan and wife Cornelia Bryan

in hand paid by Jesse Bryan and wife Joyce Morris Bryan

the receipt whereof is acknowledged we the said Monroe Bryan and Cornelia Bryan

do grant, bargain, sell and convey unto the said Jesse Bryan and Joyce Morris Bryan

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

Shelby

County, Alabama, to-wit:

Begin at the northwest corner of the SE of NE of Section 28, Township 20, Range 1 East, and go thence run east 800 feet more or less to a drainage ditch for a point of beginning; thence run south down the ditch 660 feet, more or less, thence run west 210 feet; thence run north 660 feet, thence run east 210 feet to the point of beginning, being the aforementioned drainage ditch.

This is a portion of that certain real estate conveyed by A. C. Bryan and wife, "atie "as Bryan to Manroe Bryan and wife Cornelia Bryan by that certain deed dated June 20, 1959 and recorded in the office of the Judge of Probate of Shelby County, "labama in deed book 202 at page 219 on June 23, 1959.

Subject to mortgage from grantors herein named to Modern Homes Construction Company as the same appears of record in mortgage record 266 at page 48 the same bearing date of May 5, 1960; assignment of which appears in Deed Book 210 at page 557 and in Deed Book 210 at page 561, all in the probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Jesse Bryan and Joyce Morris Bryan

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 have lawfully seized in fee simple of said premises; that they are free from all encumbrances. except as stated above.

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	
this 15 day of February; 1962.	
WITNESSES:	Monroe Bryan (Seal.)
E J. Gumleson	Cornelia Bryan (Seal.)
Lamette C-Fairnes	(Seal.)
But the Counter Da.	(Seal.)

21 Carried Co. 25

STATE OF ALA, SHELBY.CO.

I CERTIFY THIS INSTRUMENTI
WAS FILED ON

RECORDED & S. MIG. TAX

& S. DEED TAX HAS BEEN

PD. ON THIS HISTIGUALING.

JUDGE OF PROBATE