

See M ²⁶³ ~~26~~ P 411

12,000

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men By These Presents, that in consideration of Twenty-five Hundred and no-100ths Dollars and other good and valuable considerations to the undersigned grantor, Eula O. Bridges, a widow, in hand paid by Eugene F. Baldwin and June McQueen Baldwin, the receipt whereof is acknowledged, I the said Eula O. Bridges, a widow, do grant, bargain, sell and convey unto the said Eugene F. Baldwin and June McQueen Baldwin as joint tenants, with right of survivorship, the following described real estate; situated in Shelby County, Alabama, to-wit: A lot in Block 46, Montevallo, more particularly described as follows:

Beginning at the point on Shelby Street which is the easternmost corner of the lot formerly known as the Episcopal Church Lot, said lot being now owned by Cleary C. Broadhead; run thence southwesterly and perpendicular to Shelby Street along the southeast boundary of said Episcopal Church Lot 77 feet; run thence northwesterly and parallel with Shelby Street 119 feet; run thence southwesterly and perpendicular to Shelby Street 93 feet; run thence southeasterly and parallel to Shelby Street 119 feet; thence turn 35 degrees, 23 minutes to the right and run 122.6 feet; thence turn 125 degrees, 23 minutes to the left and run 241.5 feet northeasterly and perpendicular to Shelby Street; thence 100 feet along and parallel to Shelby Street to the point of beginning.

TO HAVE AND TO HOLD Unto the said Eugene F. Baldwin and June McQueen Baldwin 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 me 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 foresaid; 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. No warranty is given on that portion of the above-described property which now may be occupied by H. I. E. Dyer.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of September, 1959.

Eula O. Bridges (SEAL)
GRANTOR

STATE OF ALABAMA)

SHELBY COUNTY)

I, Bernie R. Elliott, a Notary Public in and for said County, in said State, hereby certify that Eula O. Bridges, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 1959.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
8-11 1962
RECORDED & \$ MIG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad N. Fowler
JUDGE OF PROBATE

Bernie R. Elliott
NOTARY PUBLIC