

State of Alabama

SHELBY

County

204
Know All Men By These Presents,

That in consideration of SIXTY-FIVE AND NO/100 DOLLARS

to the undersigned grantor Nellie Epperson, a widow

in hand paid by M. E. Horton and wife, Beatrice Horton

the receipt whereof is acknowledged I the said Nellie Epperson

do grant, bargain, sell and convey unto the said M. E. Horton and Beatrice Horton

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

SHELBY County, Alabama, to-wit:

Commencing at the SE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 27, Township 21, Range 1 West, and run thence West along the south boundary of said Quarter Quarter Section 70 yards to point of beginning of the lot herein described and conveyed; thence North and parallel with the East boundary of said Quarter Quarter Section 70 yards; thence West and parallel with the South boundary of said Quarter Quarter Section 70 yards; thence South and parallel with the East boundary of said Quarter Quarter Section 70 yards to the south boundary of said Quarter Quarter Section; thence East along the south boundary of said Quarter Quarter Section 70 yards to point of beginning; containing 1 acre, more or less.

TO HAVE AND TO HOLD Unto the said M. E. Horton and Beatrice Horton,

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 23 day of July, 1962.

WITNESSES:

Nellie Epperson (Seal.)

(Seal.)

(Seal.)

(Seal.)

BOOK 222 PAGE 538

FOIA 207-A

Mr. Arthur
J. - Cathershire

TO

WARPAINTY 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.

State of ALABAMA

SHELBY

COUNTY

I, ~~Charles L. Epperson~~, a Notary Public in and for said County, in said State, hereby certify that Nellie Epperson, 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 23 day of July 1962

.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

~~RECEIVED~~ TAX DEPT. ON
~~CITY OF NEW YORK~~ TWO INSTRUMENTS
 FOR THE YEAR 1962
10/10 1962
 RECEIVED & C. INTL. TAX
 IS CALLED TAX HAS BEEN
 PAID ON TWO INSTRUMENT.

Carol M. Hughes
JUDGE OF DISTRICT