

(\$4.40 Federal Stamps Cancelled on this Deed)

STATE OF ALABAMA

JEFFERSON COUNTY

Mortgage \$2682.00
836.54 See Mtr. Record Page

That in consideration of Twelve Hundred--- (\$1200.00 Dollars and other good and valuable considerations as set out below to the undersigned grantors George Kraus and Louise Kraus in hand paid by Ruth Radford and William Jennings Radford, the receipt whereof is acknowledged we the said George Kraus and wife, Louise Kraus do grant, bargain, sell and convey unto the said Ruth Radford and William Jennings Radford as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the North line of Sec. 8 with the West line of the Florida Short Route highway right of way run thence West along such Sec. line to the NW corner of NE $\frac{1}{4}$ of Sec. 8; thence South at a right angle 420 feet, thence East parallel with the Sec. line to the W. line of such highway right of way; thence northerly along such right of way to point of beginning; also begin at the said point of beginning run thence West along section line to SW corner of SE $\frac{1}{4}$ Sec. 5, thence north at a right angle 80 feet; thence East parallel with Section line to the West line of such right of way; thence Southerly along such right of way to the point of beginning; said lands forming a single tract situated partly in Sec. 5 and partly in Sec. 8, T. 19, R 1 W and situated in Shelby County, Alabama.

As a part of the consideration said Ruth Radford and William Jennings Radford assume and agree to pay existing mortgage on this property to Jessica Ingram on which unpaid balance as of this date is \$282.82.

As a further part of the consideration, said Ruth Radford and William Jennings Radford have this day executed unto George Kraus and Louise Kraus a second mortgage in the amount of \$836.54 payable at the rate of \$33.47 monthly including principal and interest.

As a further part of the consideration, said Ruth Radford and William Jennings Radford have this day sold and transferred unto said George Kraus and Louise Kraus one 1947 Model Schult Trailer which is free of encumbrance.

TO HAVE AND TO HOLD unto the said Ruth Radford and William Jennings Radford 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 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 12th day of August, 1948.

George Kraus (SEAL)
Louise Kraus (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Roberta W. Wilking, a Notary Public in and for said County, in said State hereby certify that George Kraus and wife, Louise Kraus 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 12th day of August, 1948.

(SEAL)

Roberta W. Wilking
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, Roberta W. Wilking, a Notary Public in and for said County, in said State, hereby certify that on

the 12 day of August, 1948, came before me the within named Louise Kraus known to me (or made known to me), to be the wife of the within named George Kraus who, being examined separate and apart from the husband, touching her signatur to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constfaints or threats on the part of the husband.

Given under my hand and official seal this 12 day of August, 1948.

Roberta W. Wilking

Notary Public (SEAL)

Filed in the office of the Probate Judge the 14th day of August, 1948 at 9 o'clock A.M. and r corded in the Deed Record 134 on page 396 on this the 16th day of August, 1948.

L.C. Walker,

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 3.00 Privilege Tax
has been paid on the with-
in instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE