#. 4626

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two hundred Fifty and no/100 Dollars and the execution of a purchase money mortgage in the sum of \$1,000.00 to the undersigned grantor G. H. Bearden in hand paid by Frank Jenkins and wife, Georgia E. Jenkins the receipt whereof is acknowledged we the said G. H. Bearden and wife, Jessie E. Bearden, do grant, bargain, sell and convey unto the said Frank Jenkins and wife Georgia E. Jenkins as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 31,

Township 18, South of Range 1 West, run thence East along the South line of said Section 120 feet,

thence North and parallel with the west line of said Section to the South line of the Florida Short

Route Highway Right of Way, run thence Westerly along the South line of said Highway to the West line

of said Southeast Quarter of Southeast Quarter thence South to point of beginning.

Subject to 1948 taxes

TO HAVE AND TO HOLD Unto the said Frank Jenkins and wife, Georgia E. Jenkins 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 1948 taxes to be paid by Grantor, 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 27 day of April, 1948.

WITNESSES:

G. H. Bearden

(Seal)

M. W. Morgan

Jessie E. Bearden

(Seal)

STATE OF ALABAMA

CLAY COUNTY

I, M. W. Morgan, a Notary Public in and for said County, in said State, hereby certify that G. H. Bearden and wife, Jessie E. Bearden 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 27 day of April, 1948.

NOTARIAL SEAL

M. W. Morgan Notary Public

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STATE OF ALABAMA

CLAY COUNTY

April, 1948 came before me the within named Jessie E. Bearden known to me (or made known to me), to be the wife of the within named G. H. Bearden 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 27 day of April, 1948.

M. W. Morgan
Notary Public

Filed in the office of Probate Judge on the 14th day of September, 1948 at 11 o'clock A. M. and recorded in Deed Record 134 on page 525 on the 15th day of September, 1948.

Recording Fee \$\_\_\_\_

STATE OF ALABAMA SHELBY COUNTY

\$1.5 Privilege Tax has been paid on the with-in insuument as required by law.

L. C WALKER, JUDGE OF PROBATE L. C. Walker

Judge of Probate

> L. C. WALKER, JUDGE OF PROBATE