

*\$6.05 fed Stamps Cancelled  
on this Deed*

STATE OF ALABAMA  
} SHELBY COUNTY }

Dp. \$3500.00  
Bal. 1690.30

See Mtg. Record 207,  
page 123

That in consideration of Thirty-Five Hundred (\$3500.00) Dollars and other good and valuable consideration to the undersigned grantors Leonard E. Sims and wife Ruby S. Sims in hand paid by W. R. Venable and wife Edna Earl Venable the receipt whereof is acknowledged we the said Leonard E. Sims and wife Ruby S. Sims do grant, bargain, sell and convey unto the said W. R. Venable and wife Edna Earl Venable as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The E $\frac{1}{2}$  of SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, Township 19 Range 3 West EXCEPT approximately 10 acres in the Northwest corner of the last mentioned forty acres conveyed to John R. Jones by deed recorded in deed book 13 page 442 in probate office of Shelby County, Alabama, and also except the minerals rights which have heretofore been conveyed.

The approximately 10 acres being more particularly described as follows: A part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, Township 19, Range 3 West, beginning at the Northwest corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and running 35° West 337.3 feet to the old Helena road thence South 43 degrees ~~South 22 degrees~~ 04' East 641 feet along the East edge of a ditch to a stake; thence North 29 degrees 37' East 889.3 feet to a stake on a wire fence on North line of said forty acres, thence South 89 degrees 34' West 730 feet to the point of beginning, containing 8.917 acres.

Also except that certain tract of land heretofore sold to M.M. Nelson and more particularly described as follows: Begin at the southeast corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said section 36; thence North 2 degrees 56' West 1321.7 feet to a stake at the intersection of fence line; thence South 89 degrees 34' West 573.4 feet to a stake at intersection of fence line; thence South 29 degrees 37' West 819.0 feet to a stake at fence line; thence South 29 degrees 56' East 1194.0 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said W.R. Venable and wife Edna Earl Venable 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 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 mortgage recorded in Vol. 196, Page 104, in the office of the Judge of Probate of Shelby County, Ala. Also except 1949 taxes. Both of which the grantees herein agree to assume and pay. 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 9 day of February, 1949.

Leonard E. Sims (SEAL)

Ruby S. Sims (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, M. C. Crow, a Notary Public in and for said County, in said State, hereby certify that Leonard E. Sims 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 9 day of February, 1949.

M. C. Crow, Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, M. C. Crow a Notary Public in and for said County, in said State hereby certify that on the 9 day of

February, 1949 came before me the within named Ruby S. Sims known to me (ormade known to me) to be the wife of the within named Leonard E. Sims 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 9 day of February, 1949.

M. C. Crow, Notary Public. I hereby certify that

STATE OF ALABAMA  
SHELBY COUNTY

\$ 3.50 Privilege Tax

has been paid on the within instrument as required by law.

L. C. WALKER,

JUDGE OF PROBATE

STATE OF ALABAMA

shelby County

I, M.C. Crow, a Notary Public in and for said County, in said State, hereby certify that Ruby S. Sims 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 9 day of February, 1949.

M.C. Crow, Notary Public

Filed in the office of the Judge of Probate on the 25th day of April, 1949, and recorded in deed record 138, page 261, on this the 4th day of May, 1949.

L.C. Walker,

Judge of Probate.