

STATE OF ALABAMA  
JEFFERSON COUNTY

See mtg. 212, page 66  
Down payment 3500.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one dollar and other valuable considerations to the undersigned grantor Jesse M. Gerkins and wife, Sarah R. Gerkins, in hand paid by Reese M. Lucas and wife, Thelma Inez Lucas, the receipt whereof is acknowledged, we the said Jesse M. Gerkins and wife, Sarah R. Gerkins, do grant, bargain, sell and convey unto the said Reese M. Lucas and Thelma Inez Lucas as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

The southwest quarter (SW $\frac{1}{4}$ ) of the southwest quarter (SW $\frac{1}{4}$ ); also the west 990 feet of the North Half (N $\frac{1}{2}$ ) of the southeast quarter (SE $\frac{1}{4}$ ) of the southwest (SW $\frac{1}{4}$ ), also part of the northwest quarter (NW $\frac{1}{4}$ ) of the southwest quarter (SW $\frac{1}{4}$ ); described as beginning at the southeast corner of said forty acres, thence west to the southwest corner of said forty acres, thence north 44 yards along the west section line, thence in a straight line back to the southeast corner, or point of beginning, all lying and being in Section 34, Township 20, Range 3 West, and containing 57 acres, more or less.

It is understood and agreed that the warranties herein are qualified as to the west 990 feet of the North Half of the southeast quarter of the southwest quarter of said section 34, in this, that the warranties do not extend to the minerals and mining rights in this fifteen acres, but the grantors convey only such minerals and mining rights in this fifteen acres as they by that certain deed executed to them on 22 December 1949 and recorded may have acquired/in volume 141, page 101.

The balance due on the mortgage to F. Bozeman Daniel, which grantees assume, is \$1,206.49, together with interest from 15 March 1951 at six per cent per annum.

TO HAVE AND TO HOLD Unto the said Reese M. Lucas and Thelma Inez Lucas 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 current taxes, which grantees assume and agree to pay; and except a mortgage to F. Bozeman Daniel, which is recorded in volume 212, page 66, which grantees assume and agree to 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 11th day of April, 1951.

WITNESSES:

F. Bozeman Daniel  
State of Alabama  
Jefferson County

Jesse M. Gerkins (Seal)

Sarah R. Gerkins (Seal)

I, F. Bozeman Daniel, a Notary Public in and for said County, in said State, hereby certify that Jesse M. Gerkins and Sarah R. Gerkins 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 11th day of April, 1951.

F. Bozeman Daniel, as Notary Public

SEAL

## STATE OF ALABAMA

## JEFFERSON COUNTY

I, F. Bozeman Daniel, a Notary Public in and for said County, in said State, do hereby certify that on the 11th day of April, 1951, came before me the within named Jesse M. Gerkins, known to me to be the wife of the within named Jesse M. Gerkins, 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 11th day of April, 1951.

F. Bozeman Daniel, as Notary Public

SEAL

Filed in the office of the Probate Judge on the 21 day of May, 1951 at 2:00 P.M. and recorded in Deed Record 145 on page 161 this the 4th day of June, 1951.

## STATE OF ALABAMA

## SHELBY COUNTY

I hereby certify that  
\$ 3.50 Privilege Tax  
has been paid on the within  
instrument as required  
by law.

L. C. WALKER,  
JUDGE OF PROBATE

L. C. Walker

Judge of Probate