#3373 & 4.95 Lederal Slings concelled

DEED

Total Value #4200

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration hereinafter expressed to the undersgined grantors, J. Frank Baker and wife, Sadie Bennett Baker, in hand paid by Frank Thomas Baker and Virginia Eddings Baker, the receipt whereof is acknowledged we the said J. Frank Baker and Sadie Bennett Baker do grant, bargain, sell and convey unto the said Frank Thomas Baker and Virginia Eddings Baker, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

North half of Northwest Quarter, the West half of Northeast Quarter, except ten acres, lying in a square, in the Northeast corner of the Northwest Quarter of said Northeast Quarter, all in Section 31, Township 21, Range 2 West, and the South halfost the Southeast Quarter of the Southwest Quarter of Section 30, Township 21, Range 2 West.

TO HAVE AND TO HOLD Unto the said Frank Thomas Baker and Virginia Eddings Baker, 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 grantee, 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.

The additional consideration for the execution of this instrument is the agreement hereby expressed by the undersigned grantee, Frank Thomas Baker, hereinabove named, that the property conveyed hereby, together with certain personal property described in a bill of Sale executed contemporaneously herewith by grantor, J. Frank, Baker, is accepted as full satisfaction of any right of inheritance and distributive share in the estate of J. Frank Baker which the said Frank Thomas Baker, his heirs, ddevisees, representative or assigns, may have upon the death of said J. Frank Baker.

It is further agreed and understood that the conveyance and all agreements herein expressed shall be null and void if the gratees convey said described property or any portion them of within a period of ten years from date without first obtaining written permission from granter,

J. Frank Baker, or in the event of his decease, from Sadie Bennett Baker.

In Witness Whereof, We have hereunto set our hands and seals this the 12th day of Hune, 1951.

J. Frank Baker (SEAL)

Sadie Bennett Baker (SEAL)

(SEAL)

Witness:

Conrad M. Fowler

Frank Thomas Baker

STATE OF ALABAMA,

SHELBY COUNTY

I, Conrad M. Fowler, a Notary Public State at Large in and for said County, in said State, hereby certify that J. Frank Baker and wife, Sadie Bennett Baker, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 1951.

Conrad M. Fowler

Notary Public State at Large

STATE OF ALABAMA

SHELBY COUNTY

I, Conrad M. Fowler, a Notary Public State at Large, in and for said County, in said State, hereby certify that on the 12th day of June, 1951, came before me the within named Sadie Bennett Baker known to me (or mad@ known to me), to be the wife of the within named J. Frank Baker, 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, contraints or threats on the part of the husband.

Given under my hand and official seal this the 12th day of June, 1951.

Conrad M. Fowler

Notary Public State at Large

Filed in the office of the Probate Judge on the 13th day of June, 1951 at 9 o'clock a.m. and recorded in Deed Record: 145 on page 482 on this the 13th day of June, 1951.

L. C. Walker

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

Shereby certify that
Privilege Tax
has been paid on the within instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE