

STATE OF ALABAMA,

SHELBY COUNTY.

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of the payment of Three Thousand and No/100 (\$3,000.00) Dollars and the execution of a note in the amount of Three Thousand and No/100 (\$3,000.00) DOLLARS and a first mortgage conveying the property hereinafter described to secure payment of said note, to the undersigned grantors, R. V. Brown and Bertha M. Brown in hand paid by Lewis C. Franks and Kathryn S. Franks the receipt whereof is acknowledged we the said R. V. Brown and Bertha M. Brown do grant, bargain, sell and convey unto the said Lewis C. Franks and Kathryn S. Franks, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the NW corner of the S 1/2 of the S 1/2 of the NW 1/4 of Section 26, Township 20, Range 1 East; thence East along the North line of the S 1/2 of the S 1/2 of said NW 1/4, 2658.4 feet to the North and South centerline of said Section 26; thence South along said centerline 614 1/2 feet to the centerpoint of said Section 26; thence West along the East and West centerline of said Section, 2471 feet; thence North 22 1/2 deg. West 660.4 feet to the point of beginning, containing 35 1/3 acres, more or less.

Also a tract of land situated in the N 1/2 of the SW 1/4 of NW 1/4 of said Section 26, described as follows:

Begin at the SE corner of said N 1/2 of SW 1/4 of NW 1/4 and go thence North along the North and South centerline of the NW 1/4 of said Section 26, 10 yards; thence West and parallel with the East and West centerline of said Section 26, for a distance of 70 yards; thence North and parallel to the North and South centerline of the NW 1/4 of said Section 26 a distance of 60 yards; thence West and parallel to the East and West centerline of said Section 26 140 yards; thence South and parallel to the West line of said Section 26, 70 yards; thence East and parallel with the East and West centerline of said Section 26, 210 yards to the point of beginning containing 2 1/7 acres, more or less.

TO HAVE AND TO HOLD Unto the said Lewis C. Franks and Kathryn S. Franks 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, 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 7th day of November, 1951.

R. V. Brown (SEAL)
R. V. Brown

Bertha M. Brown (SEAL)
Bertha M. Brown

STATE OF ALABAMA,

SHELBY COUNTY.

I, Conrad M. Fowler, a Notary Public in and for said County, in said State, hereby certify that R. V. Brown and Bertha M. Brown 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 1951.

Conrad M. Fowler
Notary Public State at Large for Alabama



Filed in the office of the Probate Judge on the 13 day of Nov 1951 at 10 o'clock P M.
and recorded in Deed Book 149 Page 192 this 17 day of Nov 1951.
Deed Tax 3.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate