

3451

Less than \$500

BOOK 160 PAGE 315

State of Alabama }
SHELBY County }

Know All Men By These Presents,

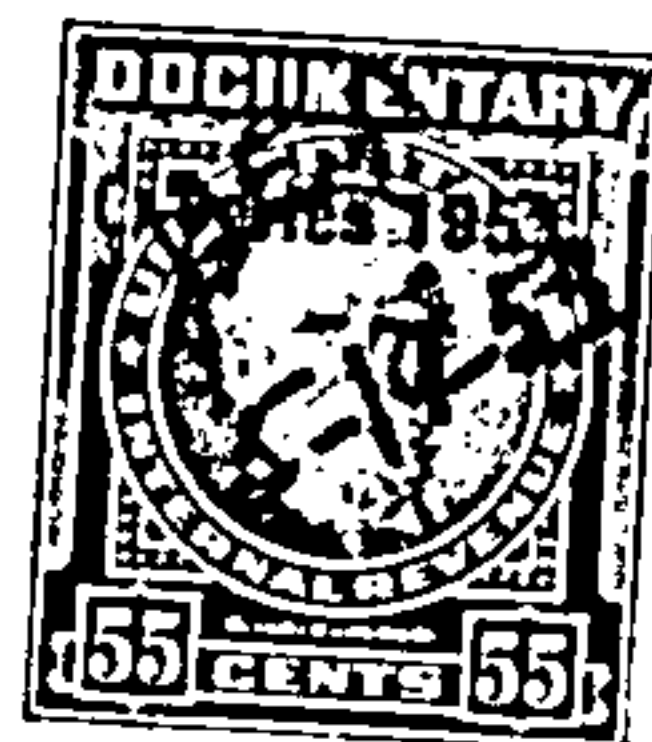
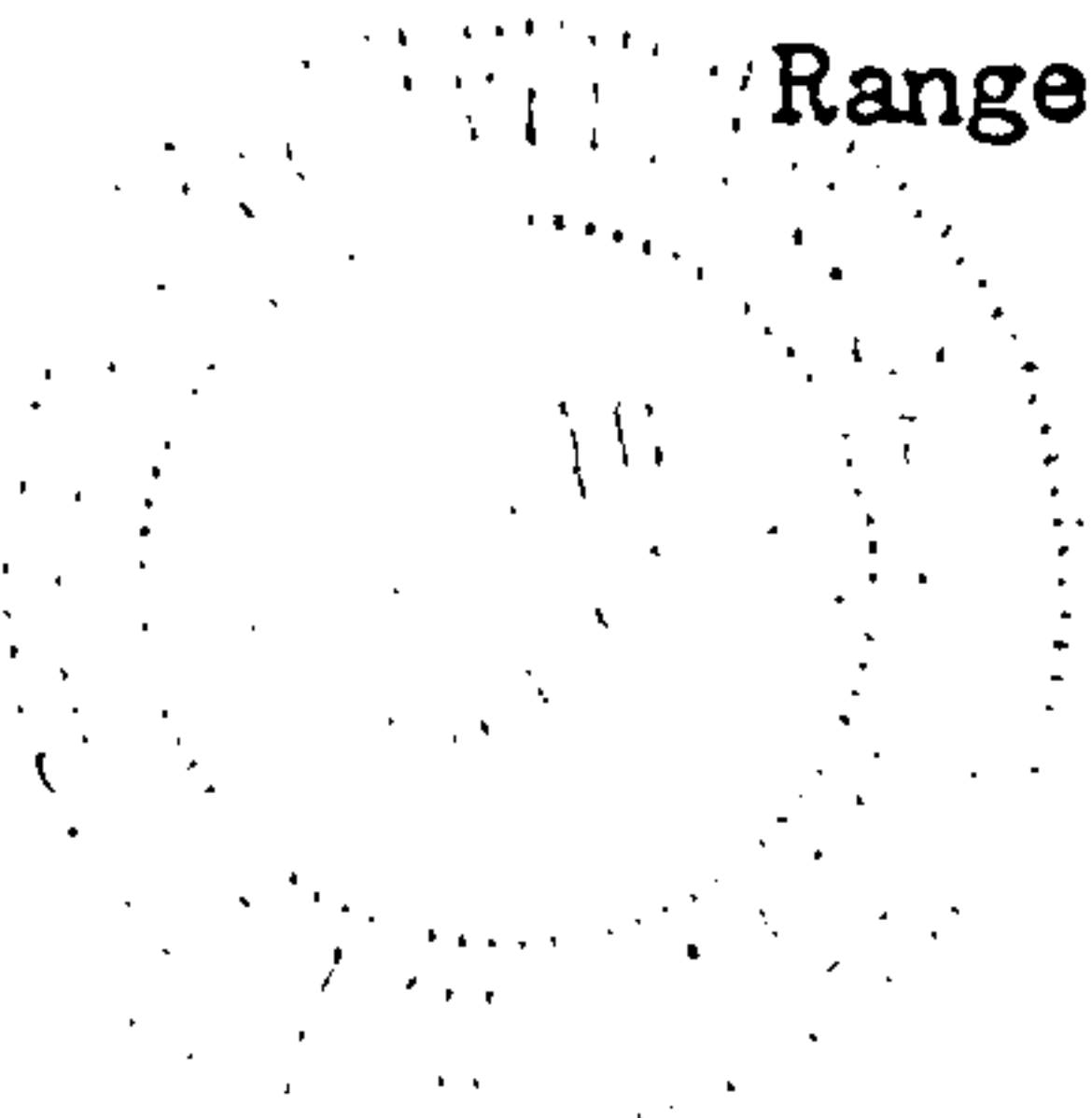
That in consideration of One Dollar and other good and valuable consideration ~~dollars~~

to the undersigned grantors Rachel Perkins and husband J. E. Perkins (Rachel Perkins being one and the same person as Rachel Gilbert) in hand paid by J. E. Perkins and wife Rachel Perkins

the receipt whereof is acknowledged we the said Rachel Perkins and J. E. Perkins do grant, bargain, sell and convey unto the said J. E. Perkins and wife Rachel Perkins as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Northeast quarter of Northeast Quarter of Section 4, Township 20, Range 1 West, containing 40 acres more or less.



The purpose of this instrument is to establish joint survivorship rights in and to the above described property.

TO HAVE AND TO HOLD Unto the said J. E. Perkins and Rachel Perkins 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 seal, this 24 day of February, 1953.

WITNESSES:

_____ } Rachel G. Perkins (Seal.)
_____ } John E. Perkins (Seal.)
_____ } _____ (Seal.)
_____ } _____ (Seal.)

BOOK 160 PAGE 316
State of Alabama
Jefferson COUNTY

I, William B. Fernambucq, a Notary Public in and for said County, in said State, hereby certify that Rachel Perkins and J. E. Perkins 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 24 day of February 19 53 .

WB Fernambucq
As Notary Public

State of Alabama
Jefferson COUNTY

I, William B. Fernambucq, a Notary Public in and for said County, in said State, do hereby certify that on the 24 day of February, 19 53, came before me the within named Rachel Perkins known to me to be the wife of the within named J. E. Perkins 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 24 day of February 19 53 .

WB Fernambucq
As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$.50 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 16 day of May 19 53 at 8 o'clock P. M.
and recorded in: Deed Book 160 Page 315 this 21 day of May 19 53.
Deed Tax _____ Mortgage Tax _____
has been paid.
L.C. Walker, Judge of Probate