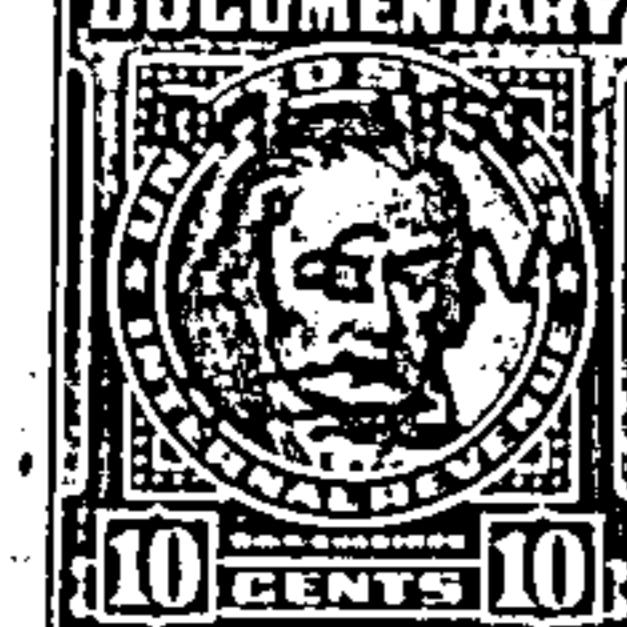


6M-4
REV.
WAF



State of Alabama

SHELBY

County

1527
KNOW ALL MEN BY THESE PRESENTS,

BOOK 162 PAGE 84

DOLLARS

That in consideration of One Thousand and no/100 and other valuable considerations

to the undersigned grantor Lucile Chaney Williamson Hicks

in hand paid by G. H. Averitt and Anna F. Averitt

the receipt whereof is acknowledged we the said Lucile Chaney Williamson Hicks and husband, Nelson Hicks, Sr.

do grant, bargain, sell and convey unto the said G. H. Averitt and Anna F. Averitt, husband and wife,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19, Range 1 West, and run South along the east boundary line of said forty south 3 deg. east 179 feet, more or less, where said east boundary line of said forty intersects the south right of way of the Florida Short Route, for a point of beginning of the lot herein described; thence along the south margin of said right of way of Florida Short Route South 73 deg. 15 min. West 326.0 feet, thence south 2 deg. 15 min. east 386 feet, thence north 87 deg. 30 min. east 731.9 feet, thence north 2 deg. 15 min. west 628 feet to the south right of way line of said Florida Short Route, thence along the south right of way line of said highway south 73 deg. 15 min. west 445 feet, the point of beginning of the lot herein described, and containing 8.5 acres, more or less, and being a part of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 Range 1 West. Minerals and Mining Rights excepted.

Subject to 1953 taxes

Together with all improvements and buildings situated on above land, and all timber, and electric water pump.

The above property is conveyed subject to transmission lines in favor of Alabama Power Company and to any other easements of record

TO HAVE AND TO HOLD Unto the said G. H. Averitt and Anna F. Averitt

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 1953 taxes

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 hand s and seal, s

this 19th day of August, 1953

WITNESSES:

Wm J. Thornton

Lucile Chaney Williamson Hicks
(Seal.)
Lucile Chaney Williamson Hicks
Nelson Hicks, Sr.
(Seal.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, *Wm J. Thornton*, a Notary Public in and for said County, in said State, hereby certify that Lucile Chaney Williamson Hicks and husband Nelson Hicks, Sr. whose name s 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 19th day of August, 1953

Wm J. Thornton

Notary Public.

Filed in the office of the Probate Judge on the 25 day of Aug 1953 at 8 o'clock A.M.
and recorded in Deed Book 162 Page 84 this 26 day of Aug 1953.

7.00 Deed Tax

J. C. Walker
Judge of Probate