

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand (\$1000.00) Dollars and other good and valuable consideration.

to the undersigned grantor s A. P. Capley and Frankie L. Capley

in hand paid by Fred Henson and wife Pearl Henson

the receipt whereof is acknowledged we the said

A. P. Capley and wife Frankie L. Capley

do grant, bargain, sell and convey unto the said

Fred Henson and wife Pearl Henson

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

SHELBY

County, Alabama, to-wit:

One acre in the SW corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 19, Range 1, East in Shelby County, Alabama, less portion thereof constituting the Right of Way for the public road known as the Florida Short Route.

Also that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 19, Range 1, East lying North of the said Florida Short Route, and more particularly described as follows: Begin at the NW corner of said Section and run South 15 feet more or less to the Right of Way of said highway; thence in an Easterly direction along the Northerly line of the Right of way of said Highway 70 yards; thence North 15 feet more or less to the North boundary line of said Section; thence in a Westerly direction along the boundary line of said Section 70 yards more or less to the point of beginning.

TO HAVE AND TO HOLD Unto the said Fred Henson and wife Pearl Henson

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 Mortgage to First National Bank of Chicago*

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 3rd day of October, 1953.

WITNESSES:

(A. P. Capley)

Frankie L. Capley

(Frankie L. Capley)

State of ALABAMA

COUNTY

I, M. C. Quinn

hereby certify that A. P. Capley and wife Frankie L. Capley

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 3 day of October, 1953.

Notary Public.

Filed in the office of the Probate Judge on the 12 day of Oct 19 53 at 8 o'clock A.M.
and recorded in Deed Book 162 Page 508 this 15 day of Oct 1953.
Deed Tax 2.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate