

270

41.65 Fed. Stamp
BOOK 163 PAGE 9

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Dollars and other good and valuable consideration to the undersigned grantor Mavis Belcher and husband, Roscoe Belcher, Jr. in hand paid by F. J. Smith and Gracie B. Smith the receipt whereof is acknowledged we the said Mavis Belcher and husband, Roscoe Belcher, Jr. do grant, bargain, sell and convey unto the said F. J. Smith and Gracie B. Smith as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

The surface rights only in and to the property more particularly described as beginning at a point 601.9 feet north and 657.9 feet west of the center of Section 5, Township 22 South, Range 3 West in Shelby County, Alabama; thence run south, 56 degrees and 10 minutes west, 160 feet; thence north, 33 degrees 50 minutes west, 88 feet; thence north, 56 degrees and 10 minutes east, 160 feet; thence south 33 degrees 50 minutes east, 88 feet to the point of beginning, containing 1/3 of an acre, more or less, together with all improvements thereon.

Also our one-third undivided interest owned with Grady Bunn and Mike Nannini in and to that certain bored well across the road from Grady Bunn's dwelling house, the same having been purchased from Little Gem Coal Company on September 12, 1949.

TO HAVE AND TO HOLD Unto the said F. J. Smith and Gracie B. Smith

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 15th. day of October, 1953.

WITNESSES:

Mavis Belcher (Seal.)
Mavis Belcher
Roscoe Belcher, Jr. (Seal.)
Roscoe Belcher, Jr.

State of ALABAMA
SHELBY COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Mavis Belcher and husband, Roscoe Belcher, Jr. 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 15 day of October, 1953.

Karl C. Harrison As Notary Public for State of Alabama at Large

Filed in the office of the Probate Judge on the 15 day of Oct 1953 at 8 o'clock P. M.
and recorded in Book 162 Page 9 this 21 day of Oct 1953.
Deed Tax 1.50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate