

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred Fifty (\$750.00) Dollars and other DOLLARS  
good and valuable consideration.

to the undersigned grantor R. M. Fancher

in hand paid by O. N. Bailey and wife Mary C. Bailey

the receipt whereof is acknowledged we the said  
R. M. Fancher and wife Mabel L. Fancher

do grant, bargain, sell and convey unto the said

O. N. Bailey and wife Mary C. Bailey

as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY county,  
Alabama, to-wit:

Begin at a point 341.89 feet North and 16.92 feet West of center of Section 5,  
Township 22 South, Range 3 West, being a point on the half section line; thence  
run North 2 degrees 50 minutes West 687 feet; thence South 87 degrees, 10 min-  
utes West 127.6 feet; thence South 2 degrees 50 minutes East 687 feet; thence  
North 87 degrees 10 minutes East 127.6 feet to point of beginning. Containing  
two acres, more or less. Mineral and mining rights exerted.

ALSO: Begin at a point 341.89 feet North and 16.92 feet West of center of Sect-  
ion 5, Township 22 South, Range 3 West, being a point on the half Section line;  
from said beginning point run in an Easterly direction along the North line of  
property which was formerly known as the Samie Johns property 250 feet more or  
less to the center line of Dogwood Church Road; thence in a Northerly direction  
along the center line of said road 343.50 feet more or less to the Southerly  
line of property owned by Girtrude Lee Kirkley; thence in a Westerly direction  
along the Southerly line of property belonging to Girtrude Lee Kirkley to one  
half Section line, or property owned by Little Gem Coal Co.; thence in a Southerly  
direction along the half Section line or property formerly belonging to Little  
Gem Coal Co. 343½ feet more or less to point of beginning. Said property being  
located along the West side of the SW¼ of the NE¼ of Section 5, Township 22  
South, Range 3 West, Shelby County, Alabama, except road right of way.

TO HAVE AND TO HOLD Unto the said O. N. Bailey and wife Mary C. Bailey

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 premis-  
es; that they are free from all encumbrances, except taxes for the year of 1954, which the  
grantees herein agree to assume and pay.  
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 1st day of January, 1954.

WITNESSES:

R. M. Fancher (Seal.)  
(R. M. Fancher)

Mabel L. Fancher (Seal.)  
(Mabel L. Fancher)

State of

ALABAMA

ETOWAH

COUNTY

I, M. C. [Signature] a Notary Public in and for said County, in said State,  
hereby certify that R. M. Fancher and wife Mabel L. Fancher  
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 1 day of January, 1954.

M. C. [Signature]  
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Notary Public.

Filed in the office of the Probate Judge on the 4 day of Jan 1954 at 8 o'clock M  
and recorded in Book 144 Page 100 this 17 day of Jan 1954.  
Deed Tax 1.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate