

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of TWO HUNDRED AND NO/100 (\$200.00)

DOLLARS

to the undersigned grantors W. A. Henke and wife, Ola Henke

in hand paid by Charles A. Knight and wife, Lacy B. Knight

the receipt whereof is acknowledged we the said W. A. Henke and Ola Henke

do grant, bargain, sell and convey unto the said Charles A. Knight and Lacy B. Knight

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

Shelby

County, Alabama, to-wit:

Commencing at the Southwest corner of Fractional Northeast Quarter of Southeast Quarter, Section 13, Township 24, Range 15 East, and run thence northerly along the West boundary of said quarter-quarter section 200 feet for the point of beginning of the land herein described and conveyed; thence continue northerly along said west boundary of said quarter-quarter section 209 feet; thence easterly, and perpendicular to said west boundary of said quarter-quarter section 418 feet; thence southerly and parallel with said west boundary of said quarter-quarter section 209 feet; thence westerly to point of beginning. Containing 2 acres, more or less.

Grantors agree that grantees herein, their heirs and assigns and their guests, shall have the right of ingress and egress over and across land owned by grantors on a roadway to be established by agreement between grantors and grantees, said roadway not to exceed eighteen feet in width.

TO HAVE AND TO HOLD Unto the said Charles A. Knight and Lacy B. Knight

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 seals,

this 29th day of June, 1954.

WITNESSES:

✓ *W. A. Henke* (Seal.)✓ *Ola Henke* (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that W. A. Henke and wife, Ola Henke 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 29th day of June

Wales W. Wallace, Jr.

1954, Notary Public

State of

Filed in the office of the Probate Judge on the 1 day of July 1954 at 6 o'clock P.M.
and recorded in Book 167 Page 145 this day of July 1954.
Deed Tax - 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate