

State of Alabama

Jefferson

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100--(\$1.00)--Dollar, and love and affection for our son in law and daughter, the grantees herein,

to the undersigned grantors W. S. Naish and wife, Ada Mae Naish,

in hand paid by J. W. Frazier and wife, Betty Sue Frazier,

the receipt whereof is acknowledged we the said

W. S. Naish and wife, Ada Mae Naish,
do grant, bargain, sell and convey unto the said

J. W. Frazier and wife, Betty Sue Frazier,
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, thence run North along the West line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 204.1 feet to the center line of County road, thence turn an angle of 44 degrees 31 minutes to the right and run Northeasterly along the center line of said County road a distance of 170 feet, thence turn an angle of 126 degrees 38 minutes to the right and run Southeasterly a distance of 327.8 feet to the South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, thence turn an angle of 98 degrees 03 minutes to the right, and run Westerly along the said South line a distance of 170 feet to the point of beginning, containing one acre, more or less.

Together with the right to a reasonable use, for domestic purposes only, of the water from a spring located on grantor's property adjoining the tract hereby conveyed, approximately 200 feet East thereof, with the right of ingress and egress over and across grantor's property to and from said tract hereby conveyed to said spring, said rights constituting covenants running with the land and inuring to the benefit of grantees, their heirs and assigns.

TO HAVE AND TO HOLD Unto the said J. W. Frazier and wife, Betty Sue Frazier,

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 2nd day of August, 1954.

WITNESSES:

W. S. Naish (Seal.)

Ada Mae Naish (Seal.)

State of ALABAMA

Jefferson

COUNTY

I, J. W. PATTON, JR.

a Notary Public in and for said County, in said State,

hereby certify that W. S. Naish and wife, Ada Mae Naish,

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

2nd

day of

August

, 1954.

J. W. Patton, Jr.

Notary Public.

Filed in the office of the Probate Judge on the 10 day of Aug 1954 at 8 o'clock P.M.
and recorded in Book 147 Page 126 this 12 day of Aug 1954.
Deed Tax 50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate