

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS
and other valuable considerations paid

to the undersigned grantor L. A. Kendrick

in hand paid by Lester M. Atkisson and wife, Margareet L. Atkisson

the receipt whereof is acknowledged We the said L. A. Kendrick and wife, Agnes A. Kendrick

do grant, bargain, sell and convey unto the said Lester M. Atkisson and wife, Margareet L. Atkisson

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

Shelby

County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, Township 20, South Range 3 West, in Shelby County, Alabama described as follows: Beginning at the South-west corner of said forty, thence East along South line thereof 71 $\frac{1}{2}$ feet, thence North parallel to the West line of said forty to the South line of the Helena-Alabaster Road, which is the point of beginning of the tract of land herein described, from said point of beginning, run South parallel to the West line of said forty to the south line thereof, the distance being approximately 173 feet, thence East along the South line of said Forty 71 $\frac{1}{2}$ feet, thence turn 91 degrees, 10 minutes 15 seconds to the left and run 140 feet, more or less, to the South line of said Helena-Alabaster Road, thence northwest along the South line of said Road to the point of beginning, the distance being 80 feet, more or less.

Property conveyed subject to a Mortgage to Jefferson Federal Savings & Loan Association which is recorded in the Probate Office of Shelby County, Alabama in Vol. 228 Page 488.

TO HAVE AND TO HOLD Unto the said Lester M. Atkisson and wife, Margareet L. Atkisson

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 hand and seal,

this 13 day of November 1953

WITNESSES:

Agnes A. Kendrick (Seal.)
L. A. Kendrick (Seal.)
(Seal.)
(Seal.)

State of Alabama

Jefferson COUNTY

I, G. A. Peters, a Notary Public in and for said County, in said State, hereby certify that L. A. Kendrick and wife, Agnes 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 13 day of November 1953, the same bears date.

Given under my hand and official seal this

13 day of

November 1953

G. A. Peters
Notary Public

State of

STATE OF ALABAMA; SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 13 day of Nov, 1953, at 4 o'clock P. M. and recorded in Deed Record 161 Page 288, and the Mortgage Tax of Deed Tax of 50 has been paid.

in said State.

before me

known to me

the within named

(or made known to me), to be the wife of the within named

who, being examined

separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this

day of