

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantors George D. McCord and wife, Hazel McCord

in hand paid by Lewis C. Franks and wife, Kathryn Franks

the receipt whereof is acknowledged we the said George D. McCord and Hazel McCord

do grant, bargain, sell and convey unto the said Lewis C. Franks and Kathryn Franks

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

Shelby County, Alabama, to-wit:

Beginning at the NE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21, Range 1 West, and run South 2 deg. 45' East along said forty line, 203 feet; thence run South 84 deg. 35' West 423 feet to the East line of Main Street in the Town of Columbiana, Alabama; thence run South 4 deg. East along said Street 90 feet to point of beginning of lot herein described; thence continue South 4 deg. East 90 feet along said street; thence run North 84 deg. 35' East 350 feet; thence run North 4 deg. West 90 feet; thence run South 84 deg. 35' West 350 feet to point of beginning and being a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21, Range 1 West.

TO HAVE AND TO HOLD Unto the said Lewis C. Franks and Kathryn Franks

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 s and seal,

this 1 day of

WITNESSES:

June, 1955.
George D. McCord (Seal.)
Hazel McCord (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Mrs. B. E. Cunningham, a Notary Public in and for said County, in said State, hereby certify that George D. McCord and wife, Hazel McCord 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 June 19 55.

Mrs. B. E. Cunningham Notary Public

State of

COUNTY

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 1 day of June 19 55 at 10 o'clock A.M. and recorded in Book 1731 Page 221, and the Mortgage Tax of Deed Tax of 6.00 has been paid.

L.C. Walker Judge of Probate