

State of Alabama

SHELBY

County.

Know All Men By These Presents,

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That in consideration of Seventy Five ----- DOLLARS

to the undersigned grantors O. L. Baker and wife Theresa Baker; Braxton Baker and wife Shirley Baker

in hand paid by Clyde M. Wyatt and wife Margaret L. Wyatt

the receipt whereof is acknowledged Now the said O. L. Baker and wife Theresa Baker; Braxton Baker and wife Shirley Baker

do grant, bargain, sell and convey unto the said Clyde M. Wyatt and wife Margaret L. Wyatt

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

SHELBY County, Alabama, to-wit:

Begin at the Southeast corner of the Southeast quarter of the Southeast quarter, Section 29, Township 29 South, Range 2 East, and thence South 87° 30' West a distance of 399.2 feet to a point; thence North 1° West a distance of 157.4 feet to a point; thence North 1° 30' West a distance of 228.4 feet to a point; thence North 3° East a distance of 884 feet to a point of beginning. Start at said point of beginning and run North 3° East a distance of 105 feet to a point; thence South 82° 30' East a distance of 210 feet to a point; thence South 3° 30' West a distance of 105 feet to a point; thence North 82° 30' West a distance of 210 feet to a point being the point of beginning. Said parcel of land being situated in the Southeast quarter of the Southeast quarter, Section 29, Township 20 South, Range 2 East, and containing $\frac{1}{2}$ acres, more or less

TO HAVE AND TO HOLD Unto the said Clyde M. Wyatt and wife Margaret L. Wyatt

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 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 12th day of January, 1956

WITNESSES:

James H. Sharbitt

O. L. Baker (Seal.)

Theresa Baker (Seal.)

Braxton Baker (Seal.)

Shirley Baker (Seal.)

State of ALABAMA

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SHELBY

COUNTY

I, James H. Sharbutt

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

hereby certify that O. L. Baker and wife Theresa Baker; Braxton Baker and wife Shirley Baker 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, and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January

19 56

Notary Public, State of Alabama at Large
My Commission expires April 21, 1963.
Bonded by The Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

State of ALABAMA

SHELBY

COUNTY

I, James H. Sharbutt

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

do hereby certify that on the 12th day of January, 19 56, came before me the within named Theresa Baker and Shirley Baker known to me to be the wife of the within named O. L. Baker and Braxton Baker, Respectively, 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 the 12 day of January

19 56

Notary Public, State of Alabama at Large
My Commission expires April 21, 1963.
Bonded by The Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on one with-
in instrument as required
by law.

L. C. WALKER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 7 day of June, 1956, at 4 o'clock P. M. and recorded in Deed Record 1780 Page 308 and the Mortgage Tax of Doed Tax of 50 has been paid.

L.C. Walker Judge of Probate