

State of Alabama

SHELBY

County

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE HUNDRED AND NO/100 Cash - (\$3,500.00) DOLLARS AND THE ASSUMPTION OF A TWO THOUSAND DOLLAR MORTGAGE DESCRIBED BELOW to the undersigned grantor s Harvey H. Masterson and wife, Helen B. Masterson

in hand paid by Len Howard Bankston and wife, Beverly Wright Bankston

the receipt whereof is acknowledged we the said Harvey H. Masterson and wife, Helen B. Masterson

do grant, bargain, sell and convey unto the said Len Howard Bankston and wife, Beverly Wright Bankston

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

Shelby

County, Alabama, to-wit:

Commencing on the south side of Kelleys Creek where the section line between sections 14 and 23 crosses said creek, thence run up said creek to mouth of first branch thence parallel with said branch to top of mountain thence on top of mountain to section line between sections 14 and 23, thence east along section line to point of beginning, containing 30 acres more or less. Also the NW¹/₄ of NE¹/₄ and all of the NE¹/₄ of NE¹/₄ of Section 23, Tp 18 Range 2 East lying West of Kelleys Creek, and all of the SE¹/₄ of NE¹/₄ of Section as Tp 18 Range 2 East lying between Kelleys Creek and Muddy Branch in all 66 acres. Also begin at the NE corner of the NW¹/₄ of section 23 Tp 18 Range 2 East and run South 4 degrees to a branch, thence up said branch 16.50 chains thence north 35 degrees West 13 chains to top of mountain, thence along top of mountain in an easterly direction to the section line, thence along section line to the point of beginning, and being in the NW¹/₄ of Section 23 Tp 18 Range 2 East, containing 39 acres more or less.

The Grantees assume and agree to pay a certain mortgage for Two Thousand dollars (\$2,000.00) on said property held by J. O. Dorroh, said mortgage was filed for record on or about March 6th, 1956.



TO HAVE AND TO HOLD Unto the said Len Howard Bankston and wife, Beverly Wright Bankston

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 they do, for themselves and for their heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that they have a good right to sell and convey the same as aforesaid; that they will, and their 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 s

this 6th day of March 1956

WITNESSES:

James H. Reed
Kidd Garrett

Harvey H. Masterson (Seal.)
Helen B. Masterson (Seal.)

State of ALABAMA

COUNTY

JEFFERSON

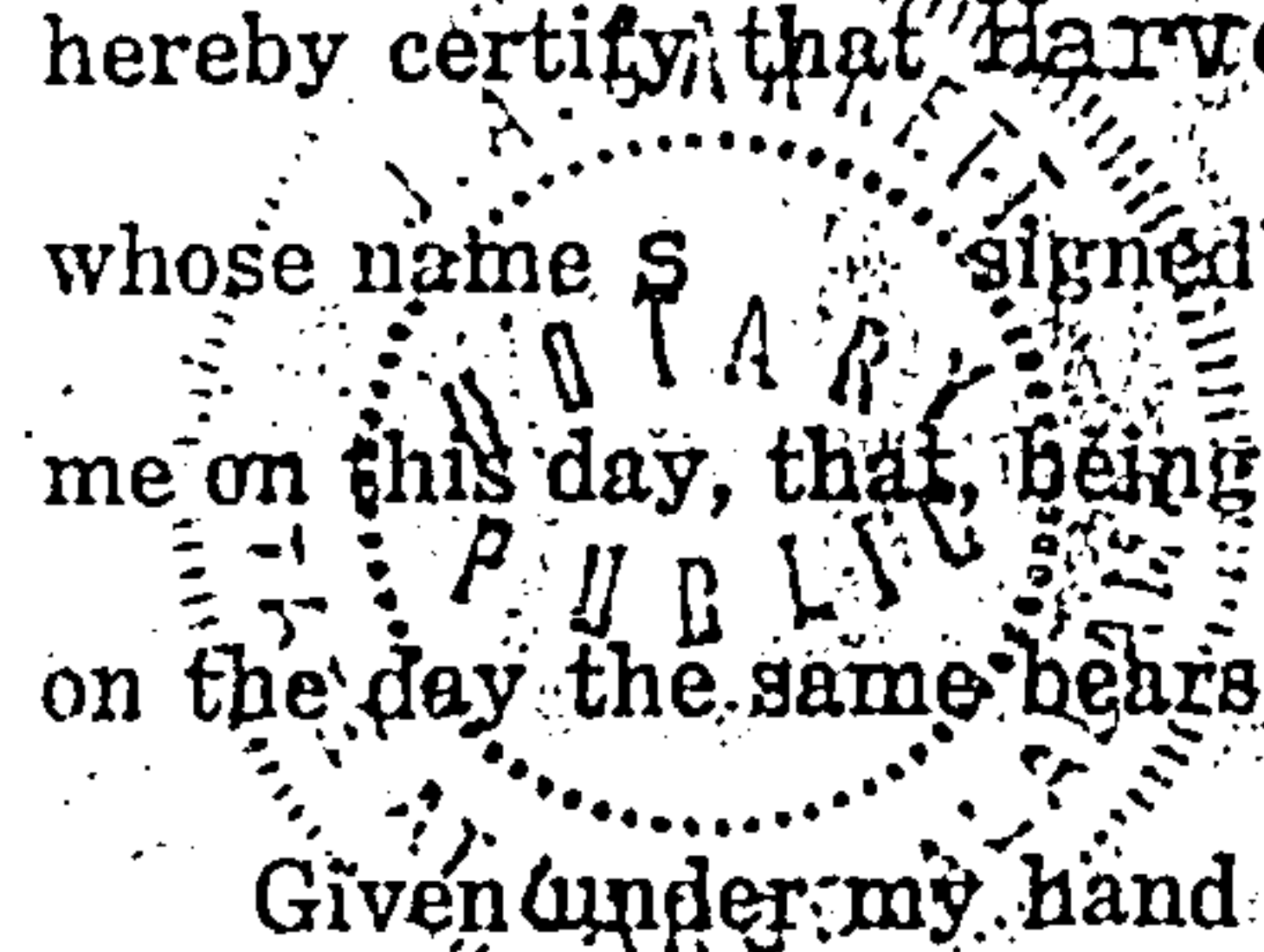
I, J. A. Garrett,

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

hereby certify that Harvey H. Masterson and wife, Helen B. Masterson

whose name s 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 6th day of March 1956



J. A. Garrett

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the day of Aug 1956, at 1 o'clock and recorded in Book 181 Page 386 and the Mortgage Tax of \$2.50 has been paid.