

\$17.60 Fed. Stamp

271

State of Alabama

Shelby County

BOOK

183

PAGE

7

Know All Men By These Presents,

That in consideration of Sixteen Thousand and no/100 ----- DOLLARS

to the undersigned grantors Frank Thomas Baker and wife, Virginia Eddings Baker  
in hand paid by Herman Cox and wife, Minna L. Cox

the receipt whereof is acknowledged we the said Frank Thomas Baker and wife, Virginia Eddings Baker

do grant, bargain, sell and convey unto the said Herman Cox and wife, Minna L. Cox

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

Shelby County, Alabama, to-wit:

N $\frac{1}{2}$  of NW $\frac{1}{4}$ ; W $\frac{1}{2}$  of NE $\frac{1}{4}$ , except 10 acres lying in a square in the Northeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , all in Section 31, Township 21 Range 2 West.

S $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 30, Township 21, Range 2 West, all in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Herman Cox and wife, Minna L. Cox

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 seal,

this 20th day of September, 1956.

WITNESSES:

Frank Thomas Baker (Seal.)

Virginia Eddings Baker (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Frank Thomas Baker and wife, Virginia Eddings Baker, whose name is signed to the foregoing conveyance, and who is 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 20th day of September, 1956.

My Commission Expires March 1, 1958

W. W. Rabren

As Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the within named \_\_\_\_\_ known to me to be the wife of the within named \_\_\_\_\_ who, being examined

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 19th day of Oct, 1956, at 3 o'clock P. M. and recorded in Book 183 Page 7, and the Mortgage Tax of \_\_\_\_\_ Deed Tax of 16.00 has been paid.