

Bo 14

State of Alabama

SHELBY

County

BOOK

187

PAGE

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable DOLLARS consideration - - - - -

to the undersigned grantor Emma Franklin, a widow

in hand paid by Emma Franklin and Linzy G. Franklin

the receipt whereof is acknowledged I the said Emma Franklin

do grant, bargain, sell and convey unto the said Emma Franklin and Linzy G. Franklin

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

SHELBY

County, Alabama, to-wit:

Begin at intersection of Ashville-Columbiana Road and the East and West line of the North end of the Southeast Fourth of the Southeast Fourth of Section 7, Township 18, Range 1, South, of East (SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 7, Township 18, Range 1, East), and from said point measure East along said East and West line 210 ft.; thence 90° South 210 ft.; thence 90° West 210 ft. to said Ashville-Columbiana Road; thence North along the East side of said Road 210 ft. back to point of beginning. Being a plot of ground 210 feet x 210 feet and containing one acre more or less and being located in the Southeast Fourth of the Southeast Fourth of Section 7, Township 18, Range 1, East. (SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 7, Township 18, Range 1, East).

TO HAVE AND TO HOLD Unto the said Emma Franklin and Linzy G. Franklin

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

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 27th day of May, 1957.

WITNESSES:

*Mc Coy Whitlaine*

*Emma Franklin*  
(Emma Franklin)

(Seal.)

(Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, McCoy Whitlaine a Notary Public in and for said County, in said State, hereby certify that Emma Franklin, a widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

27th day of May, 1957.

*Mc Coy Whitlaine*  
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 29 day of May, 1957 at 2 o'clock, P.M. and recorded in Book 187 Page 180, and the Mortgage Tax of \$0.00 and the Deed Tax of \$0.00 has been paid.

Judge of Probate