

State of Alabama

JEFFERSON

County

BOOK 191 PAGE 24

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Five Hundred & No/100 (\$5,500.00)--- DOLLARS and other good and valuable consideration hereinafter described to the undersigned grantor

JAMES LLOYD MASON

in hand paid by GEORGE H. BAILEY and wife, ANNA BELLE BAILEY

the receipt whereof is acknowledged we the said

JAMES LLOYD MASON and wife, ANNE MORRIS MASON

do grant, bargain, sell and convey unto the said

GEORGE H. BAILEY and wife, ANNA BELLE BAILEY

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

Shelby County, Alabama, to-wit: That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 24, Range 13 East, described as beginning at the NW corner of said forty acres and run thence East along the North line thereof a distance of 274.75 yards; run thence South 176.25 yards; thence East 165.25 yards, more or less, to the East boundary line of said Section 11; run thence South along the East boundary line of said Section 11, a distance of 274.75 yards to the SE corner of said forty acres; run thence West along the South line of said Section 11, a distance of 440 yards, more or less, to the SW corner of said forty acres; run thence North along the West line of said forty acres a distance of 440 yards, more or less, to the point of beginning, and containing 35 acres, more or less.

Also, that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township 24, Range 13 East, beginning at the SE corner of said forty acres, and running thence West 70 yards; run thence North 440 yards; thence East 70 yards; thence South 440 yards to the point of beginning, containing 6.25 acres, more or less. All of said property being situated in Shelby County, Alabama.

As a part of the consideration for this deed the grantees agree to endorse to grantor two certain notes, dated September 13, 1957, in the amount of \$4,000.00 each, executed to the grantees by Vestamont Development Corp., and the grantees further agree to assign to grantor the mortgage securing said notes, said mortgage being recorded in Mortgage Book 5826, Page 358, in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD Unto the said GEORGE H. BAILEY and ANNA BELLE BAILEY

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 seals,

this 2nd day of January, 1958

WITNESSES:

James Lloyd Mason (Seal.)

James Lloyd Mason

Anne Morris Mason (Seal.)

Anne Morris Mason

State of ALABAMA

JEFFERSON

COUNTY

I, William L. Longshore, Jr. a Notary Public in and for said County, in said State,

hereby certify that JAMES LLOYD MASON and wife, ANNE MORRIS MASON

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

2nd day of January, 1958

William L. Longshore, Jr.

Notary Public.

My commission expires July 16, 1958.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 2nd day of January, 1958 at 1 o'clock P.M. and recorded in Book 191 Page 24 and the Mortgage Tax of 13.50 has been paid.

Deed Tax of

13.50

L.C. Walker, Judge of Probate