

State of Alabama

SHELBY

County

BOOK 198 PAGE 419

Know All Men By These Presents.

That in consideration of FOUR THOUSAND AND NO/100-----DOLLARS

to the undersigned grantors, George H. Bailey and Anna Belle Bailey
 (husband and wife)
 in hand paid by W. D. Franks and Bernice Franks (husband and wife)

the receipt whereof is acknowledged we the said George H. Bailey and Anna Belle
 Bailey

do grant, bargain, sell and convey unto the said W.D. Franks and Bernice Franks

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

Shelby

County, Alabama, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence North 89 deg. 11 min. West a distance of 779.80 feet; thence turn an angle to the left of 90 deg. 49 min. and run South 00 deg. 00 min. for a distance of 25.68 feet to a point on the South margin of a County Road, being the point of beginning; thence continue in the same direction a distance of 100 feet to a point; thence turn an angle of 18 deg. to the right and run South 18 deg. West a distance of 200 feet; thence turn an angle to the right of 72 deg. 45 min. and run North 89 deg. 15 min. West a distance of 181.50 feet; thence turn an angle of 102 deg. 12 min. to the right and run North 11 deg. 27 min. East a distance of 293.67 feet to the South margin of the County Road; thence turn an angle of 78 deg. 33 min. to the right and run East along the South margin of said County Road 185 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said W. D. Franks and Bernice Franks

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,
 3rd day of January, 1959.
 this ~~xxxx~~ day of ~~December~~, 1958.

WITNESSES:

George H. Bailey (Seal.)

Anna Belle Bailey (Seal.)

State of ALABAMA

SHELBY

COUNTY

State at Large for Alabama

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that George H. Bailey and Anna Belle Bailey (husband and wife) 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 3rd day of January

Handy Ellis As Notary Public
 State at Large for Alabama

State of

State of Alabama, Shelby County

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 24 day of January, 1959 at 2 o'clock P.M. and recorded in Deed Record 198 P. 419 and the Mortgage Tax of \$ 4.00 Deed Tax of \$ 4.00
 Fee \$ 1.00
Conrad M. Fowler Judge of Probate