

BOOK 199 PAGE 312
STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

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

to the undersigned grantor Hubbard Harper (Hubbard H. Harper)

in hand paid by H. W. Baker and Mary Helen Baker (husband and wife)

the receipt whereof is acknowledged we the said Hubbard Harper and wife,
Una Harper

do grant, bargain, sell and convey unto the said H. W. Baker and Mary Helen Baker

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

Shelby

County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 18, Township 20,
Range 1 West, which lies North and West of what is known
as the old Calera Road (which is now paved).

TO HAVE AND TO HOLD Unto the said H. W. Baker and Mary Helen Baker

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 hand^s and seal,
this 3rd day of February, 1959.

WITNESSES:



Hubbard Harper (Seal.)

Una Harper. (Seal.)

(Seal.)

STATE OF ALABAMA

SHELBY

COUNTY

I, Mary F. Farmer, State at Large for Alabama
hereby certify that Hubbard Harper and wife, Una Harper, a Notary Public in and for said County, in said State, 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 February

Mary F. Farmer, Notary Public
State at Large for Alabama

Filed 2/23/59

8 AM

Deed 24 1.00