

STATE OF ALABAMA

SHELBY

COUNTY

BOOK 201 PAGE 99

Know All Men By These Presents,

That in consideration of ONE DOLLARS, and love and affection.

DOLLARS

to the undersigned grantor R. L. Oakes

in hand paid by John A. Foster and Nellie J. Foster (husband and wife)

the receipt whereof is acknowledged we the said R. L. Oakes and wife, Edna Foster

do grant, bargain, sell and convey unto the said John A. Foster and Nellie J. Foster

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

Shelby

County, Alabama, to-wit:

A portion of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 19, Range 3 East, Shelby County, Alabama, more particularly described as follows: Begin at the point where the North right of way line of Farm-to-Market paved Road No. 62 intersects the East line of said forty; thence North along the East line of said forty, 225 feet; thence West and parallel with the South line of said forty, 225 feet; thence South and parallel with the East line of said forty, 225 feet, to the North right of way line of said road; thence East along the North right of way line of said road 225 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said John A. Foster and Nellie J. Foster, ~~xxx~~

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 18th day of April, 1959.

WITNESSES:

R. L. Oakes.

(Seal.)

Edna Oakes

(Seal.)

STATE OF ALABAMA

SHELBY

COUNTY

I, Mary F. Farmer, State at Large for Alabama, a Notary Public in and for said County, in said State, hereby certify that R. L. Oakes, and wife, Edna Oakes, 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 18th day of April

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

STATE OF ALABAMA
SHELBY COUNTY
CONRAD M. FOWLE
JUDGE OF PROBATE
has been paid on the
in instrument as requ
by law.



Filed 4/18/59 JAM
deed 204 50 pd