

STATE OF ALABAMA

SHELBY

COUNTY

BOOK

201 PAGE 163

Know All Men By These Presents,

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

to the undersigned grantor Minnie Benson

in hand paid by Dalton Benson and Agnes Benson (husband and wife),

the receipt whereof is acknowledged we the said Minnie Benson and husband, Sid Benson

do grant, bargain, sell and convey unto the said Dalton Benson and Agnes Benson

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

Shelby County, Alabama, to-wit:

A portion of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 9, Township 24, Range 15 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said forty; thence along the West line of said forty, North 2 degrees 30 minutes West 105 feet; thence turn an angle of 90 degrees to the right and run a distance of 420 feet; thence turn an angle of 90 degrees to the right and run a distance of 105 feet; thence turn an angle of 90 degrees to the right and run a distance of 420 feet to the point of beginning, containing one acre, more or less.

TO HAVE AND TO HOLD Unto the said Dalton Benson and Agnes Benson

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<sup>s</sup> and seal, this 23rd day of April, 1959.

WITNESSES:

*Minnie Benson* (Seal.)

STATE OF ALABAMA

SHELBY

COUNTY

I, *Handy Ellis*, State at Large for Alabama, a Notary Public in and for said County, in said State, hereby certify that Minnie Benson and husband, Sid Benson, 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 23rd day of April 19 59.

*Handy Ellis* As Notary Public  
State at Large for Alabama

CONRAD M. FOWLER  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
has been paid on the with-  
in instrument as required  
by law.

Filed April 23, 1959  
Paid 24 50 pd.

P A M