

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Seven thousand two hundred and no/100 (\$7200.00) - - - -DOLLARS

to the undersigned grantors, Fred Mathis, Jr. and wife, Annie Lou Mathis

in hand paid by James Foster and wife Irene Nixon Foster

the receipt whereof is acknowledged we the said Fred Mathis, Jr. and Annie Lou Mathis

do grant, bargain, sell and convey unto the said James Foster and Irene Nixon Foster

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

Shelby County, Alabama, to-wit:

Commence at the Southeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 9, Township 19, Range 2 East, and go thence N $1^{\circ} 30'$ West along the Section line 2488.7 feet to the South margin of a road, go thence in a westerly direction along the south margin of said road as follows: N 43° West 61.7 feet, N $76^{\circ} 30'$ West 140.9 feet, N $87^{\circ} 30'$ West 298.9 feet, S $87^{\circ} 30'$ West 614.7 feet, thence departing from the South margin of said road and go in a southerly direction along a fence as follows: S $3^{\circ} 30'$ East 200 feet, S $14^{\circ} 15'$ East 172 feet, S $2^{\circ} 15'$ West 120.4 feet, S $18^{\circ} 15'$ West 84 feet, S 5° West 87.9 feet, S $5^{\circ} 45'$ East 200 feet, S $1^{\circ} 15'$ West 259 feet, S $10^{\circ} 10'$ East 153.4 feet to Rocky Branch, thence along the meanders of said Branch as follows: S $70^{\circ} 25'$ East 91.7 feet, S $88^{\circ} 25'$ East 143.6 feet, S $26^{\circ} 55'$ East 65 feet, S $64^{\circ} 5'$ West 79.0 feet, S $31^{\circ} 40'$ East 76.1 feet, S $43^{\circ} 20'$ West 66.4 feet, S $2^{\circ} 50'$ West 35.6 feet, S $35^{\circ} 10'$ East 60.9 feet, S $73^{\circ} 50'$ East 58.9 feet, S $35^{\circ} 40'$ East 50.6 feet, S $8^{\circ} 10'$ East 36.2 feet, S $61^{\circ} 10'$ East 32.4 feet, S $19^{\circ} 20'$ West 37.8 feet, S $74^{\circ} 20'$ West 28.1 feet, North $37^{\circ} 10'$ West 39.5 feet, S $41^{\circ} 20'$ West 98.7 feet, S $5^{\circ} 10'$ East 110.7 feet, N $63^{\circ} 50'$ East 56.4 feet, S $77^{\circ} 40'$ East 101 feet, S $59^{\circ} 10'$ East 30.8 feet to a fence, thence along said fence S $1^{\circ} 30'$ East 1487 feet to Spring Creek, which point is in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 10; thence along the meanders of said Creek as follows: S $55^{\circ} 30'$ East 144 feet, S 88° East 45.01 feet, N $26^{\circ} 30'$ East 129.01 feet, N $54^{\circ} 30'$ East 114 feet, N $68^{\circ} 30'$ East 73.5 feet, N 57° East 126 feet, N $70^{\circ} 30'$ East 113.01 feet, N $76^{\circ} 30'$ East 117 feet, S $14^{\circ} 45'$ East 20.2 feet, S 3° East 109 feet, thence into the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 19, Range 2 East, N $86^{\circ} 45'$ East 1,320.5 feet, thence N. $3^{\circ} 45'$ West 680 feet, thence S $86^{\circ} 45'$ West 1322.5 feet, to the point of beginning, and containing ninety acres, more or less.

TO HAVE AND TO HOLD Unto the said James Foster and Irene Nixon Foster

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,

this 15th day of May, 1959.

WITNESSES:

Millard L. Lawrence
(As to Both)

Fred Mathis Jr. (Seal.)
Annie Lou Mathis (Seal.)
____ (Seal.)
____ (Seal.)

State of Alabama
Jalisco COUNTY

BOOK 201 PAGE 411

I, Millard W. Lawrence a Notary Public in and for said County, in said State, hereby certify that Fred Mathis, Jr + his wife Annie Lou Mathis 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

15th day of

May

19

Millard W. Lawrence As Notary Public

State of

COUNTY

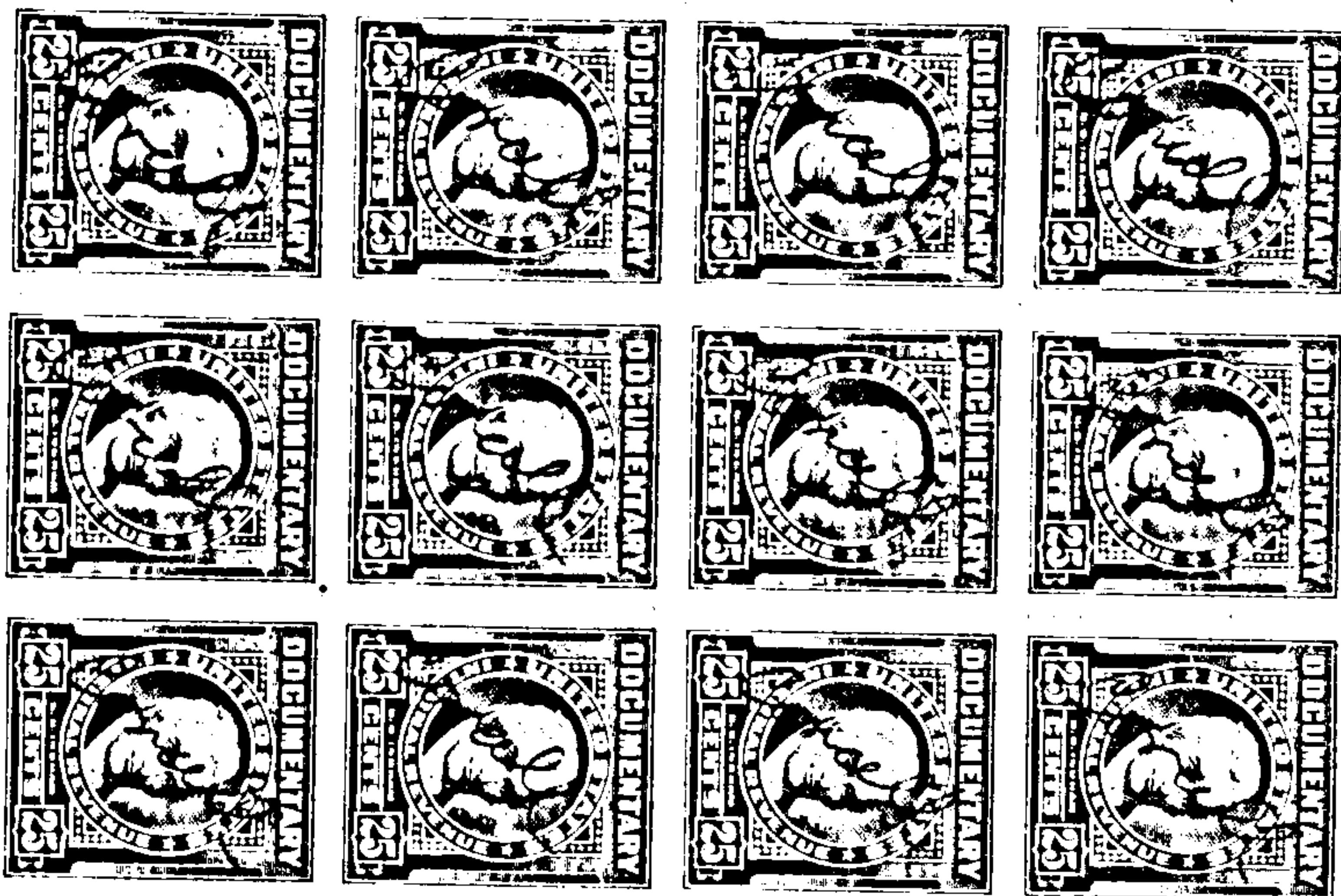
I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19____, the within named _____, known to me to be the wife of the within named _____, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the _____ day of _____, 19____.

19____

_____ As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.25 Privilege Tax
has been paid on the within
instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 19 day of May 1934 at 2 o'clock P. M. and recorded in Deed Record 201 at page 470 and the Mortgage Tax _____ Deed Tax 1.25 has been paid.

Conrad M. Fowler
Judge of Probate