

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 203 PAGE 79

in consideration of TEN DOLLARS & other good and valuable consideration ~~XXXXXX~~
 to the undersigned grantors, Basil R. Smith and wife, Valera W. Smith; Lewis C. Franks &
 wife, Kathryn S. Franks
 in hand paid by Basil R. Smith and wife Valera W. Smith

the receipt whereof is acknowledged we the said Basil R. Smith, and Valera W. Smith;
 Lewis C. Franks and Kathryn S. Franks

do grant, bargain, sell and convey unto the said Basil R. Smith and Valera W. Smith

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

Shelby

County, Alabama, to-wit:

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21, Range 1 West, lying East of the Columbiana-Chelsea paved Highway, and described as follows, to-wit: Commencing at the SE corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Said Section 14, and run thence North along the East line of said forty acres for a distance of 682 feet to the SE corner of the Walter Walton property; run thence South 86 deg. 15' West, along the South line of said Walter Walton property 607.9 feet to the East right of way line of the said Columbiana-Chelsea paved Highway for a point of beginning of the bt herein described and conveyed; run thence South 38 deg. 05' East along the East right of way line of said paved Highway for a distance of 194.5 feet; run thence South 37 deg. 35' East along the East right of way line of said Highway for a distance of 142.5 feet, more or less, to the center of a ditch, running in a Northeasterly and Southwesterly direction; run thence in a Northeasterly direction along said ditch to a point South 86 deg. 15' East of the point of beginning; thence run South 86 deg. 15' West a distance of 400 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD Unto the said Basil R. Smith and Valera W. Smith,

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 25th day of July, 1959.

WITNESSES:



Lewis C. Franks (Seal.)

Kathryn S. Franks (Seal.)

Basil R. Smith (Seal.)

Valera W. Smith (Seal.)

Chas. Smith

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
 filed in this office for record on the 25
 day of July 1959
 at 8 o'clock P M, and was duly re-
 corded in Volume 203 of Deeds
 at page 79, and examined.
Wm. Fowler
 Judge of Probate.

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State of ALABAMA

SHELBY COUNTY

I, *Jack T. Atchison*, a Notary Public in and for said County, in said State,
 hereby certify that *Basil R. Smith & Valera W. Smith; Lewis C. Franks & Kathryn S. Franks*
 whose name s 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 25 day of July 1959

Jack T. Atchison As Notary Public
Shelby County, Ala

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State,
 do hereby certify that on the _____ day of _____, 19____, came before me
 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____

As Notary Public

STATE OF ALABAMA
 SHELBY COUNTY
Conrad M. Fowler
 JUDGE OF PROBATE
 I hereby certify that
 \$____ has been paid
 in instrument as required
 by law.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
 was filed for record the 25 day of July 1959 at 8 o'clock P M. and
 recorded in Best Record 203 at page 79 and the Mortgage Tax
 Deed Tax 50 has been paid.

Wm. Fowler
 Judge of Probate