

10-86

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One DOLLARS

to the undersigned grantor Jessie W. Barnes and wife, Mamie Barnes
in hand paid by Franklin D. Barnes and Rosika Barnes

the receipt whereof is acknowledged we the said Jessie W. Barnes and wife, Mamie Barnes

do grant, bargain, sell and convey unto the said
Franklin D. Barnes and Rosika Barnes

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 the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East and run north along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 740.5 feet to the point of beginning; thence continue along said forty line a distance of 450.7 feet; thence turn an angle of 170 degrees and 00 minutes to the left and run a distance of 167.1 feet; thence turn an angle of 14 degrees and 32 minutes to the right and run a distance of 315.0 feet (said last two lines run along the east side of a gravel road); thence turn an angle of 114 degrees and 32 minutes to the left and run a distance of 162.4 feet to the point of beginning.

Also commence at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East and run north along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 585.0 feet to the point of beginning; thence continue along said forty line a distance of 155.5 feet; thence turn an angle of 90 degrees to the left and run a distance of 162.40 feet; thence turn an angle of 65 degrees and 28 minutes to the left and run south^{erly} along the east line of a gravel road a distance of 191.9 feet; thence turn an angle of 8 degrees and 11 minutes to the right and continue along the east line of said gravel road a distance of 160.72 feet; thence turn an angle of 167 degrees and 43 minutes to the left and run a distance of 81.75 feet; thence turn an angle of 43 degrees to the right and run a distance of 197.8 feet; thence turn an angle of 50 degrees to the left and run a distance of 114.3 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Franklin D. Barnes and Rosika Barnes

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,^s
this 9th day of December, 1959.

WITNESSES:

Freida Perry
Freida Perry

Jessie W. Barnes (Seal.)
Jessie W. Barnes
Mamie Barnes (Seal.)
Mamie Barnes
(Seal.)
(Seal.)

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State of ALABAMA

SHELBY

COUNTY

I, Sadie Bolton, a Notary Public in and for said County, in said State, hereby certify that Jessie W. Barnes and wife, Mamie Barnes 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 9th day of December 19 59 .

Sadie Bolton 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 _____, 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
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 9 day of Dec 19 59 at 8 o'clock P M. and recorded in Deed Record 206 at page 387 and the Mortgage Tax _____ Deed Tax 5 has been paid.

Conrad M. Fowler
Judge of Probate