

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable consideration

to the undersigned grantor Franklin D. Barnes and wife, Rosika Barnes

in hand paid by Oland D. Smith and Maggie P. Smith

the receipt whereof is acknowledged we the said Franklin D. Barnes and wife, Rosika Barnes

do grant, bargain, sell and convey unto the said Oland D. Smith and Maggie P. Smith

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

Shelby

County, Alabama, to-wit:

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 10, Township 21, Range 1 East;

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 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.

TO HAVE AND TO HOLD Unto the said Oland D. Smith and Maggie P. 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 9th day of December, 1959.

WIT



Franklin D. Barnes (Seal.)
Franklin D. Barnes

Rosika Barnes (Seal.)
Rosika Barnes

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Franklin D. Barnes and wife, Rosika 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 1959

Martha B. Joiner As Notary Public

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 266 Record at page 383 and the Mortgage Tax Deed Tax 3.00 has been paid.

Conrad M. Fowler
Judge of Probate

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