

That in consideration of TWENTY-FIVE AND NO/100

DOLLARS

to the undersigned grantor s Francis Buie and wife, Eunice Buie

in hand paid by Francis Buie, Jr. and wife, Annie Ree Buie

the receipt whereof is acknowledged we the said Francis Buie and Eunice Buie

do grant, bargain, sell and convey unto the said Francis Buie, Jr. and Annie Ree Buie

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

Shelby

County, Alabama, to-wit:

Commence at the NE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 21, Range 1 West and run thence South along the East boundary of said Quarter Quarter Section 411.13 feet to an iron stake on the North boundary of the land formerly known as the Gilmore land; run thence SW along the North boundary of said Gilmore lands to an old iron stake on the East boundary of the L & N Railroad right of way; thence North along the East boundary of said L & N Railroad 100 feet to point of beginning; thence turn an angle of 67 deg. 05 min. to the right and run thence 157.80 feet to an iron pin on the West boundary of the Columbiana - Shelby public road right of way; thence turn an angle of 51 deg. 55' to the left and run along the West right of way line a distance of 100 feet; thence turn an angle of 128 deg. 05 min. to the left and run a distance of 186.10 feet; to the East right of way of the L & N Railroad; thence turn an angle of 67 deg. 05 min. to the left and run along the East right of way of the L & N Railroad a distance of 85.46 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Francis Buie, Jr. and Annie Ree Buie

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,

this 11th day of January, 1960

WITNESSES:

Francis Buie (Seal.)
(Francis Buie)
Eunice Buie (Seal.)
(Eunice Buie)

State of ALABAMA
Shelby

COUNTY

I, *Lance Brasher*, a Notary Public in and for said County, in said State, hereby certify that Francis Buie and wife, Eunice Buie 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 11th day of January 1960
Lance Brasher 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 29 day of Jan 1960 at 2 o'clock M. and recorded in *Deed* Record 207 at page 326 and the Mortgage Tax Deed Tax *50* has been paid.

Conrad M. Fowler
Judge of Probate

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