

STATE OF ALABAMA

2X30

SHELBY

County

Know All Men By These Presents,

That in consideration of Fifty and No/100 (\$50.00) DOLLARS

to the undersigned grantors Joshua Starkey and wife, Maudé Starkey,

in hand paid by Frank Landers and wife, Willie Landers

the receipt whereof is acknowledged WE the said Joshua Starkey and wife, Maudé Starkey

do grant, bargain, sell and convey unto the said Frank Landers and wife, Willie Landers

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

Shelby County, Alabama, to-wit:

A lot in the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 3 West, more specifically described as follows: Beginning at the SE corner of said 40 acres and run West 210 feet for a point of beginning; thence continue West 210 feet; thence run North 210 feet; thence run East 210 feet; thence run South 210 feet to point of beginning, containing one acre more or less. situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Frank Landers and wife, Willie Landers,

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 2nd day of July, 1959

WITNESSES:

Joshua Starkey (Seal.)
Maudé Starkey (Seal.)

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State of ALABAMA

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I, A. H. Allbright, a Notary Public in and for said County, in said State, hereby certify that Joshua Starkey and wife, Maudé Starkey whose names ARE signed to the foregoing conveyance, and who ARE know 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 2nd day of July

A. H. Allbright As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

Let 3/16/60 2pm. Dec to Sept