

State of Alabama

Shelby

County

2639

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Three Hundred & Fifty Dollars (\$7350.00) DOLLARS

to the undersigned grantor Len Howard Bankston and wife, Beverly Wright Bankston

in hand paid by James D. Hester and wife, Eleanor B. Hester

the receipt whereof is acknowledged We the said Len Howard Bankston and wife,  
Beverly Wright Bankston

do grant, bargain, sell and convey unto the said James D. Hester and wife, Eleanor  
B. Hester

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

SHELBY County, Alabama, to-wit:

Commence on the South side of Kelleys Creek where the Section line between  
Sections 14 and 23, Township 18, Range 2 East, crosses said Creek, thence run  
up said Creek, to the mouth of first branch; thence parallel with said branch  
to the top of the mountain, thence on top of mountain to the Section line between  
Sections 14 and 23, thence East along Section line to the point of beginning.

Also the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and all of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 23, Township 18 S.  
Range 2 East, lying West of Kelleys Creek, and all of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section  
23, Township 18, Range 2 East, lying between Kelleys Creek and Muddy Branch.

Also begin at the NE corner of the NW $\frac{1}{4}$  of Section 23, Township 18 S. Range  
2 East and run South 4 degrees to a branch; thence up said branch 16.50 chains;  
thence North 35 degrees West 13 chains to top of mountain,

thence along the top of Mountain in an Easterly and Northeasterly direction  
to a point which is 7.90 chains East of the West line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of  
said section 23, and 8.20 chains South of the North line of said Forty acres;  
thence North along East line of Coosa River Newsprint land 8.20 chains to  
the North line of said forty; thence East to point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said James D. Hester and Wife, Eleanor B. Hester

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 They do, for Themselves and for Their heirs, executors and administrators, covenant  
with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises;  
that they are free from all encumbrances.

that they have a good right to sell and convey the same as aforesaid; that They will, and Their  
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<sup>s</sup> and seal<sup>s</sup>

this 25<sup>th</sup> day of March, 1960.

WITNESSES:

Len Howard Bankston (Seal.)  
Beverly Wright Bankston (Seal.)  
(Seal.)  
(Seal.)

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James D. Hester  
(Seal.)  
(Seal.)  
(Seal.)

State of Alabama  
Shelby COUNTY

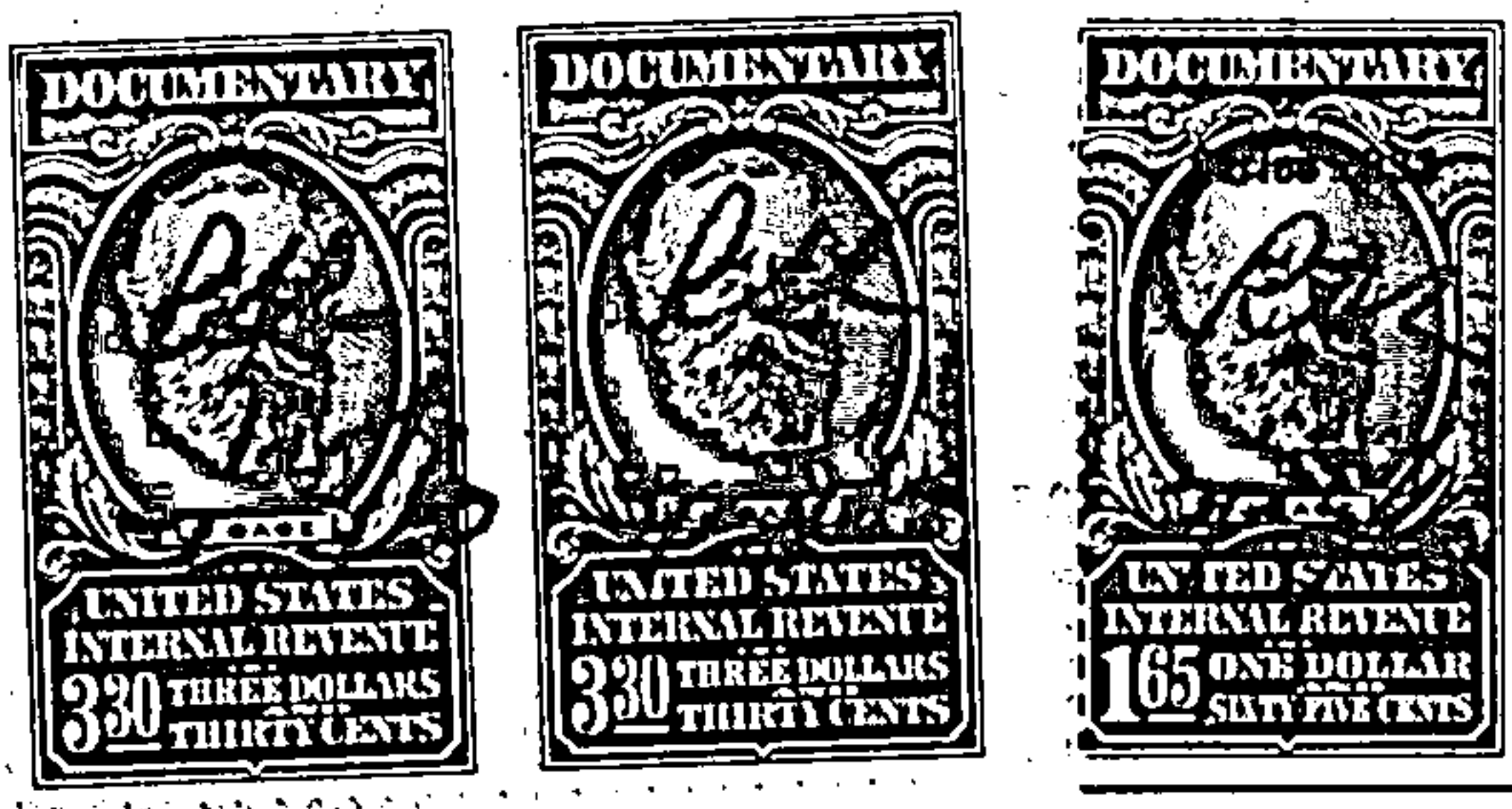
I, Roy L. Grantham a Notary Public in and for said County, in said State,  
hereby certify that Len Howard Bankston and wife, Beverly Wright Bankston  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance They executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this

25<sup>th</sup> day of March 1960  
Roy L. Grantham  
Notary Public.

My commission expires 8/21/61

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7.50  
1.45  
8.95

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed  
was filed for record the 30 day of Mar 1960 at 8 o'clock A M. and  
recorded in deed Record 208 at page 234, and the Mortgage Tax  
and Deed Tax 7.50 has been paid.

CM Fowler  
Judge of Probate