

State of Alabama

County

SHELBY

Know All Men By These Presents,

That in consideration of ONE AND NO/100

DOLLARS

to the undersigned grantor s Ben Gaiters and wife, Callie Gaiters

in hand paid by Ben Gaiters &amp; wife, Callie Gaiters and Ruby Powers

the receipt whereof is acknowledged we the said Ben Gaiters and Callie Gaiters

do grant, bargain, sell and convey unto the said Ben Gaiters and Callie Gaiters; and Ruby Powers (daughter of Ben &amp; Callie Gaiters)

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

Shelby

County, Alabama, to-wit:

Begin at SE corner of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 22, Range 2 West, at a pipe; thence run North 2 deg. West 661.5 feet; thence South 87 deg. West 340 feet; thence South 2 deg. East 105 feet; thence South 87 deg. West 70 feet; thence South 2 deg. East 556.8 feet; thence North 87 deg. East 408 feet to point of beginning; containing in all 6 acres, more or less.

TO HAVE AND TO HOLD Unto the said Ben Gaiters, Callie Gaiters and Ruby Powers

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 and seal,

this 3rd day of November, 1960.

WITNESSES:

Ben Gaiters (Seal.)

Callie Gaiters (Seal.)

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Lanice Brasher, a Notary Public in and for said County, in said State, hereby certify that Ben Gaiters and wife, Callie Gaiters 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 3rd day of November 1960.

Lanice Brasher As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 2 day of November 1960 at M. o'clock, and recorded in Book 212 at page 227 on the 8 day of November 1960. Mortgage Tax \_\_\_\_\_ Deed Tax \_\_\_\_\_ has been paid.

BOOK 212 PAGE 227