

State of Alabama }
Shelby County

KNOW ALL MEN BY THESE PRESENTS,
DOLLARS

1720
That in consideration of Five hundred (\$500.00)
and other valuable consideration
to the undersigned grantor William Travis Hicks and wife, Rosa Lucille Hicks
in hand paid by John L. Burson and wife, Margie N. Burson
the receipt whereof is acknowledged we, the said William Travis Hicks and wife, Rosa Lucille Hicks
do grant, bargain, sell and convey unto the said John L. Burson and wife, Margie N. Burson
as joint tenants, with right of survivorship, the following described real estate, situated in Shelby
County, Alabama, to-wit:

Beginning at the NW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Tp 19, Range 2 East,
thence south to the right-of-way of Highway 91, thence east with said right-of-way
210 feet, thence north to the north boundary line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, thence west
210 feet to the point of beginning, containing five acres, more or less.

As part of the consideration for this conveyance, grantees herein named agree to
assume and pay the unpaid principal balance of \$1299.09 of that certain mortgage
according to the terms and conditions of said mortgage, which mortgage was
executed by William Travis Hicks and Rosa Lucille Hicks to B. George, and was
recorded in Vol. 244 Record of Mortgages, pages 378-79 in the office of the Probate
Judge of Shelby County, Ala.

TO HAVE AND TO HOLD Unto the said John L. Burson and wife, Margie N. Burson,

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, except current taxes not yet due and payable and
except mortgage referred to above;
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.

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In Witness Whereof, we have hereunto set our hands and seal,
this 12th day of January, 1961.

WITNESSES.

W. T. Ozburn   *William Travis Hicks* (Seal.)
Rosa Lucille Hicks (Seal.)

State of
JEFFERSON COUNTY

I, *W. T. Ozburn* a Notary Public in and for said County, in said State,
hereby certify that William Travis Hicks, and wife, Rosa Lucille Hicks,
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 12 day of January, 1961.

W. T. Ozburn
Notary Public.

Deed - Filed - 1/13/61 - Deed Tax \$.50