

State of Alabama

Shelby

County

3089  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other valuable consideration and One and 00/100's (\$1.00) DOLLARS

to the undersigned grantors, Molly B. Bailey and husband, Roy H. Bailey

in hand paid by Luther H. Skelton and wife, Jessie F. Skelton

the receipt whereof is acknowledged we the said Molly B. Bailey and husband, Roy H. Bailey

do grant, bargain, sell and convey unto the said Luther H. Skelton and wife, Jessie F. Skelton

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

Shelby County, Alabama, to-wit:

Begin at the SW corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 16, Township 19, Range 1 West, and run thence East 278 feet along the South line of said 40 acres to the point where the South line of said 40 acres intersects the center line of an old road, known as the "Old Dunnivant Road" which is the point of beginning of the lot herein described; thence continue East along the South line of said 40 acres 372 feet to the point where the South line of said 40 acres intersects the NW right of way line of a road now under construction known as the "New Dunnivant Road"; thence run in a Northeasterly direction along the said NW right of way line of said new road a distance of 105 feet to a point; thence run in a Northwesterly direction a distance of 258 feet, more or less, to a point in the center of old road, which said point is 225 feet from the point of beginning of the lot herein described; run thence in a Southwesterly direction along the center line of said old road a distance of 225 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Luther H. Skelton and wife, Jessie F. Skelton

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:

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

WITNESSES:



Molly B. Bailey (Seal.)  
Roy H. Bailey (Seal.)  
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Oliver F. Head

a Notary Public in and for said County, in said State,

hereby certify that Molly B. Bailey and husband, Roy H. Bailey

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 12th day of April, 1961.

Notary Public Seal

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 12 day of April, 1961 at 12 M. o'clock, and recorded in Book 215 at page 62 on the 12 day of April, 1961. Mortgage Tax \_\_\_\_\_ Deed Tax \_\_\_\_\_ has been paid.

Conrad M. Fowler  
Judge of Probate