

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY AND NO/100's (\$50.00)..... DOLLARS

to the undersigned grantor, Earl Hawkins, an unmarried man

in hand paid by Benjamin F. Bailey and wife, Louise Bailey

the receipt whereof is acknowledged I the said Earl Hawkins, an unmarried man

do grant, bargain, sell and convey unto the said Benjamin F. Bailey and wife, Louise Bailey

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

Shelby

County, Alabama, to-wit:

Begin at the Southwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West, and run thence East along the South line of said 40 acres a distance of 150 feet to the Southwest corner of the Lizzie Caddell lot; run thence North, parallel with the West line of said 40 acres and along the West line of said Lizzie Caddell lot, a distance of 315 feet to the point of beginning of the lot herein described; thence continue North, parallel with the West line of said 40 acres, a distance of 105 feet; thence run East, parallel with the South line of the 40 acres, a distance of 210 feet to a point; thence run South, parallel with the West line of 40 acres, a distance of 105 feet to a point; thence run West, parallel with the South line of said 40 acres, a distance of 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Benjamin F. Bailey and wife, Louise Bailey

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

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 25th day of January, 1961.

WITNESSES:

Earl Hawkins (Seal.)

(Seal.)

(Seal.)

(Seal.)

TO

Be 3811

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
filed in this office for record the 6 day
of January at 10 o'clock A.M.
and recorded in Deed Record
page 483 and examined 394
and the Mortgage Tax of \$ 22
Deed Tax of \$ 22 has been paid

Judge of Probate

Doc \$ 1.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Oliver P. Head

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

hereby certify that Earl Hawkins, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

25th day of January 1961.

Notary Public

BOOK 215 PAGE 403

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 6 day of January 1961 at 10 o'clock, and
recorded in Deed Book 215 at page 483 on the 9 day of May 1961.
Mortgage Tax Deed Tax 22 has been paid.

Conrad M. Fowler
Judge of Probate