

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Three hundred and no/100-----DOLLARS

to the undersigned grantor Leonard McKinnon and wife, Yvonne McKinnon

in hand paid by Harlen W. McKinnon and wife, Audrey McKinnon

the receipt whereof is acknowledged we the said Leonard McKinnon and wife, Yvonne McKinnon

do hereby grant, bargain, sell and convey unto the said Harlen W. McKinnon and wife, Audrey McKinnon

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

Shelby County, Alabama, to-wit:

One acre of land lying in the SE 1/4 of SE 1/4 of Section 13, Township 21, Range 2 West, more particularly described as follows: Commence at the point of intersection of the South right of way line of the Columbiana-Saginaw Highway, now known as Highway No. 26, and the West line of the SE 1/4 of SE 1/4 of Section 13, Township 21, Range 2 West; thence run in an Easterly direction along said highway right of way a distance of 420 ft. to the point of beginning; thence continue East along the South line of said highway 210 ft.; then South and parallel with the West line of said 40 acres 210 ft.; thence West and parallel with the South line of the said highway right of way line 210 ft. to the Southwest corner of land now owned by Harlen W. McKinnon and Audrey C. McKinnon; thence North and along the East line of land now owned by said Harlen W. McKinnon and Audrey C. McKinnon and parallel to the West line of said 40 acres and run 210 ft. to the point of beginning.

19750314000011500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN BY
U.C.C. FILE NUMBER
1975 MAR 14 PM 3:38
Clerk of Probate
INSTRUMENT WAS FILED
I CERTIFY THIS

TO HAVE AND TO HOLD Unto the said Harlen W. McKinnon and wife, Audrey McKinnon

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 they 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 hands and seal,

this 21st day of February, 1975

WITNESSES:

Leonard McKinnon (Seal.)
Yvonne McKinnon (Seal.)
(Seal.)
(Seal.)

BOOK 291 PAGE 209

Blount Moore
FORM 207-A

Leonard McKinnon and wife,

Yvonne McKinnon

TO

Harlen W. McKinnon and wife,

Audrey McKinnon

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

2.45

State of Alabama

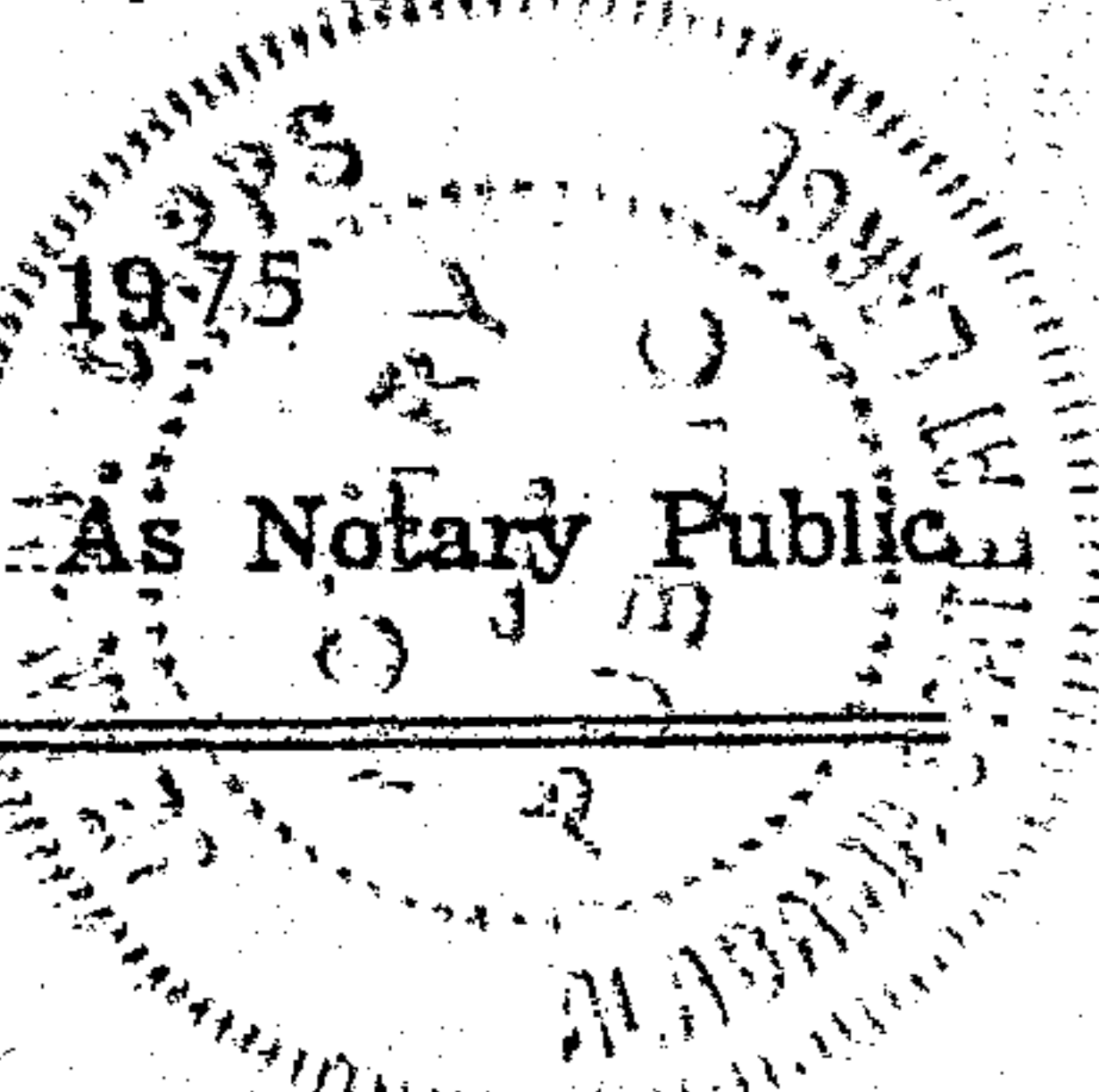
Jefferson

COUNTY

I, Jean M. Capps, a Notary Public in and for said County, in said State, hereby certify that Leonard McKinnon and wife, Yvonne McKinnon 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 21st day of February

Jean M. Capps



State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me known to me the within named who, being examined to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 14 PM 3:57
US C. FILE NUMBER OR
REC. EN. & PAGE AS SHOWN ABOVE
Camey M. Capps
JUDGE OF PROBATE



19750314000011500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

012, PAGE 162, BOOK