

(\$3.85 Federal Stamps cancelled on this deed)

#2991

WARRANTY DEED

See Mtg. Record 196, Page 87

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVEN HUNDRED FIFTY AND NO/100 DOLLARS and the execution of a mortgage securing \$2750.00, to the undersigned grantor G. C. Draper in hand paid by Henry W. Jenkins and Grace M. Jenkins the receipt whereof is acknowledged we the said G. C. Draper and wife, Marzee Draper do grant, bargain, sell and convey unto the said Henry W. Jenkins and Grace M. Jenkins, husband and wife, as joint tenants, with right of survivor ship, the following described real estate situated in Shelby County, Alabama, to-wit:

The West one-half of the Northeast quarter of the Northwest quarter of Section 35, Township 18, Range 2 East, the Southeast quarter of the Northwest quarter and all that part of the Southwest quarter of the northeast quarter which lies west of the Coosa Valley Road and North of Glade Branch; a part of the Northeast quarter of the Northwest quarter described as beginning at the Southeast corner of said 40 acres, thence North 330 feet, thence West 660 feet, thence South 330 feet, thence East 660 feet to beginning; a part of the Northwest quarter of the Northeast quarter described as beginning at the Southwest corner of said 40 acres, thence East 1018 feet to the Coosa Valley Road, thence Northeast along said road 499 feet, thence West and parallel with the South line of said 40 acres 1125 feet to the west line thereof, thence South along the West line of said 40 acres 480 feet to the point of beginning, all in Section 35, Township 18, Range 2 East, in Shelby County, Alabama.

Subject to 1946 taxes.

TO HAVE AND TO HOLD unto the said Henry W. Jenkins and Grace M. Jenkins, 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 1946 taxes, 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 seals, this 17th day of July, 1946.

G. C. DRAPER (SEAL)

MARZEE DRAPER (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, L. S. Evans, a Notary Public in and for said County, in said State, hereby certify that G. C. Draper and wife, Marzee Draper 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 17th day of July, 1946.

L. C. EVINS, NOTARY PUBLIC

NOTARIAL SEAL

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, L. S. Evans, a Notary Public in and for said County, in said State, hereby certify that on the 17th day of July 1946 came before me the within named Marzee Draper known to me (or made known to me) to be the

wife of the within named G. C. Draper 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 17th day of July, 1946.

L. S. EVINS, NOTARY PUBLIC

NOTARIAL SEAL

Filed in this office for record on the 18th day of July 1946 at 11 a.m. and recorded in Deed Record 124.

Page 435 on the 19th day of July, 1946, of *Alaska*.

SHEDD BY COUNTY

I hereby certify that
8/1/00 Privilege Tax
has been paid on the with
Instrument as required by
law.

L. S. WATSON,
HUSBAND OF MARY.

~~STATE OF ALABAMA~~
L. C. WALKER, JUDGE OF PROBATE ~~SHAY~~ COUNTY

I hereby certify that
3. None privilege, if any
is given, is given on the condition
of disclosure of information
as required by
law.

L. G. Weller, Jr.
McGraw-Hill