

(~~\$~~7.15 Federal Stamps cancelled on this deed)

#3029

WARRANTY DEED

Value \$6500.00

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE THOUSAND (\$1000.00) DOLLARS AND OTHER GOOD AND DOLLARS VALUABLE CONSIDERATION, to the undersigned grantor Leon Jensen in hand paid by Leonard E. Sims and wife Ruby S. Sims the receipt whereof is acknowledged we the said Leon Jensen and wife Geneva Bishop Jensen do grant, bargain, sell and convey unto the said Leonard E. Sims and wife Ruby S. Sims as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The $E\frac{1}{2}$ of $SW\frac{1}{4}$ and $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 36, Township 19, Range 3 West EXCEPT approximately 10 acres in the NW corner of the last mentioned forty acres conveyed to John R. Jones by deed recorded in deed book 13 page 442 in the Probate office of Shelby County, Alabama, and also except the mineral right which have heretofore been conveyed.

The approximately 10 acres being more particularly described as follows. A part of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ and $SW\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 36, Township 19, Range 3 West beginning at the NW corner of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ and running South 22 degrees 35' West 337.3 feet to the old Helena road; thence South 43 degrees 04' East 641 feet along the East edge of a ditch to a stake; thence North 29 degrees 37 minutes East 889.3 feet to a stake on a wire fence on North line of said forty acres; thence South 89 degrees 34' West 730 feet to the point of beginning. Containing 8.917 acres.

Also except that certain tract of land heretofore sold to M. M. Nelson and more particularly described as follows: Begin at the Southeast corner of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of said section 36; thence North 2 degrees 56' West 1321.7 feet to a stake at the intersection of fence line; thence South 89 degrees 34 minutes West 573.4 feet to a stake at intersection of fence line; thence

South 29 degrees 37 minutes West 819.0 feet to a stake at fence line; thence South 29 degrees 56' East 1194.0 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said Leonard E. Sims and wife Ruby S. Sims as joint tenants, with right of survivor ship, 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 taxes for the year of 1946 which the grantees herein agree to assume and pay, 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 22nd day of June, 1946.

WITNESSES: J. L. KELLEY

LEON JENSEN (SEAL)

W. F. TUTOR

GENEVA BISHOP JENSEN (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, M. A. Holley, a Notary Public in and for said County, in said State, hereby certify that Leon Jensen and wife Geneva Bishop Jensen 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 22nd day of June, 1946.

M. A. HOLLEY; NOTARY PUBLIC,
My Commission Expires February 2, 1950

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, M. A. HOLLEY, a Notary Public in and for said County, in said State, hereby certify that on the 22nd day of June, 1946 came before me the within named Geneva Bishop Jensen known to me (or made known to me), to be the wife of the within named Leon Jensen 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 22nd day of June, 1946.

M. A. HOLLEY, NOTARY PUBLIC
My Commission Expires February 2, 1950

Filed in this office for record on the 22nd day of July 1946 at 8 a.m. and recorded in Deed Record 124, Page 455 on the 23rd day of July 1946.

L. C. WALKER, JUDGE OF PROBATE

STATE OF ALABAMA
ONELEY COUNTY

I hereby certify that
\$ 650 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER
JUDGE OF PROBATE