

2767

value 2000.

3000.

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP — ELLIS, LINDBERGH & ELLIS, LAWYERS, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One thousand dollars and no/100- - - - - DOLLARS

to the undersigned grantor^s A. G. CUPP and wife BERTIE LEE CUPP

in hand paid by D. CHESTER ATKINSON AND WIFE OLA MAE ATKINSON

the receipt whereof is acknowledged we the said A. G. CUPP AND WIFE BERTIE LEE CUPP

do grant, bargain, sell and convey unto the said D. CHESTER ATKINSON AND OLA MAE ATKINSON

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit: (1) The South thirty (30) acres of the Northwest quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section twelve, Township twenty-two, Range three, West. (2) The ~~XXXXXX~~ Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 11, Tp. 22, Range 3, West. (3) Part of the West half of North east quarter of Section 11, Tp. 22, Range 3 West, more particularly described as: Commence at the SE corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Sec. 11, thence South 89 degrees 44' West and along the South line of said 40 acre tract 504 feet to the center of the Old Mill road; thence North along the center of said road 649 feet; thence North 37 deg. West along the center of said road 138 feet; thence North 59 deg 40' West and along the center of said road 470 feet to the junction of said road with a settlement road; thence North 66 deg 15' East and along the center of said settlement road 674 ft; thence 60 deg. 40' East and along the center of said settlement road 360 ft. to the West boundry of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Sec. 11; thence due South 1440 ft. more or less to pt. of beginning. (4) Begin at SW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 11, Tp. 22, Range 3 W; thence North along West line of said 40 120 ft; thence North 77 deg 15' East 1342 ft to the center of said settlement road; thence South 2 deg. 30' East 411 ft to SE corner of said 40; th West along So. line of said 40 to pt of beg, containing 3 acres, more or less. (5) No. 14 acres of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec 12, Tp. 22, R 3 W. desc as: Begin at NW corner of said 40; th. No. 89 deg East 1320 ft along N line of sd 40 to NE corner thereof; th So 2 deg 19' E along East line thereof 465 ft; th. So 39 deg W 1320 ft to W line of sd. 40; th No 2 deg 19' W along W line said tract 465.01 ft to beg pt. except right of way of Cunningham Road.

TO HAVE AND TO HOLD Unto the said D. CHESTER ATKINSON AND OLA MAE ATKINSON

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 mortgages in M Book 208, page 521 to Fed Land Bank and M Book 213 p. 107 to Charlie J. McDaniel et ux. Grantees assume the mortgage to Fed Land Bank above.

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 hand s and seals

this 9th day of July, 1952.

WITNESSES:

Frank Frost

A G Cupp

A. G. Cupp (Seal.)

Bertie Lee Cupp

Bertie Lee Cupp (Seal.)

(Seal.)

(Seal.)



State of Alabama

Shelby

COUNTY

I, Willie J. Frost, a Notary Public in and for said County, in said State, hereby certify that A. G. Cupp and wife Bertie Lee Cupp 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 11TH day of July, 19 52.

Willie J. Frost

As Notary Public

State of Alabama

Shelby

COUNTY

I, Willie J. Frost, a Notary Public in and for said County, in said State, do hereby certify that on the 11TH day of July, 19 52, came before me the within named Bertie Lee Cupp known to me to be the wife of the within named A. G. Cupp 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 11TH day of July, 19 52.

Willie J. Frost

As Notary Public

Filed in the office of the Probate Judge on the 12 day of July 19 52 at 8 o'clock P M
and recorded in Deed Book 154 Page 100 this 12 day of July 19 52.
Deed Tax 3.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate