



WARRANTY DEED—JACKSON SECURITIES AND INVESTMENT CO., BIRMINGHAM, ALA

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

BOOK 162 PAGE 415

That in consideration of ONE HUNDRED AND NO /100 - - - - - (\$100.00) - - - - - DOLLARS  
and other good and valuable consideration - - - - -  
to the undersigned grantor Hillman Hayden Pickens

in hand paid by George W. Gray and Peggy D. Gray

the receipt whereof is acknowledged we the said Hillman Hayden Pickens and wife, Dorothy M. Pickens

do grant, bargain, sell and convey unto the said George W. Gray and wife, Peggy D. Gray

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

Shelby

County, Alabama, to-wit:

Part of Lots 15 and 16 in the survey of Cahaba River Estates as recorded in Map Book 17, on Page 64, in the office of the Judge of Probate of Jefferson County, Alabama, and as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama, and part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 26, Township 19 South Range 3 West, more particularly described as follows: Begin at the SW corner of Lot 8 in said Cahaba River Estates and run North along the West line of Lots 8 and 7 in said survey, 216.9 feet; thence at an angle to the left of 109° 45' and in a South-westerly direction 430.19 feet; thence at an angle to the left of 10° 05' and run 108.4 feet; thence at an angle to the left of 78° 16' and in a Southeasterly direction 168.39 feet; thence at an angle to the left of 12° 50' for a distance of 107.36 feet; thence at an angle 18° 47' and run 152.23 feet to a point of curve to the left, said curve having a radius of 82.61 feet; thence along the arc of said curve 126.98 feet to point of tangent, thence Northeasterly along said tangent 59.8 feet to point of curve to the right, said curve having a radius of 130.76 feet; thence along the arc of said curve to the right a distance of 77.56 feet to point of tangent, thence along said tangent to its intersection with the East boundary line of Lot 15 in said Cahaba River Estates, thence North along said East boundary line approximately 226 feet to point of beginning. Minerals and mining rights excepted.

Grantees herein assume and agree to pay that certain mortgage executed by Hillman Hayden Pickens and wife, Dorothy M. Pickens to American Life Insurance Company, said mortgage being recorded in Map Book 216 on Page 220 in the Probate Office of Shelby County, Alabama; unpaid principal balance warranted not to exceed \$10,301.89.

Grantees herein assume and agree to pay the taxes on the above described property due October 1, 1953.

TO HAVE AND TO HOLD Unto the said George W. Gray and Peggy D. Gray

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 as hereinabove noted;

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 30<sup>th</sup> day of September, 1953.

WITNESSES:

E. L. L. L. L.  
\_\_\_\_\_  
\_\_\_\_\_

Hillman Hayden Pickens (Seal.)  
Dorothy M. Pickens (Seal.)  
\_\_\_\_\_  
Dorothy M. Pickens (Seal.)  
\_\_\_\_\_ (Seal.)



BOOK 162 PAGE 416  
State of ALABAMA  
JEFFERSON COUNTY

I, Eloise W. Bennett, a Notary Public in and for said County, in said State, hereby certify that Hillman Hayden Pickens and wife, Dorothy M. Pickens 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 30<sup>th</sup> day of September, 1953  
*Eloise W. Bennett*  
Notary Public

State of ALABAMA  
JEFFERSON COUNTY

I, Eloise W. Bennett, a Notary Public in and for said County, in said State, hereby certify that on the day of September, 1953, came before me the within named Dorothy M. Pickens known to me (or made known to me), to be the wife of the within named Hillman Hayden Pickens

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 30<sup>th</sup> day of September, 1953.  
*Eloise W. Bennett*  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify  
has been paid in the w  
in instrument as requir  
by law.  
L. C. WALKER  
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 3 day of Oct 19 53 at 8 o'clock P M  
and recorded in Book P 162 Page 415 this 2 day of Oct 19 53.  
Deed Tax 2-50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate