

1107

#330 Fid. Steps

STATE OF ALABAMA,)

SHELBY COUNTY....)

KNOW ALL MEN BY THESE PRESENTS, THAT, in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS to the undersigned grantor George Copenhagen and wife, Stella Copenhagen in hand paid by E. J. Sullivan and wife, Margie Sullivan the receipt whereof is acknowledged we the said George Copenhagen and wife, Stella do grant, bargain, sell and convey unto the said E. J. Sullivan and wife, Margie Sullivan as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

That certain lot in the Town of Columbiana, Alabama, Alabama, described as commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved, and used, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 degrees and .07 minutes West a distance of 108.6 feet; run thence South 17 degrees and 30 minutes East a distance of 31.1 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence South 72 degrees and 16 minutes West, a distance of 50 feet; run thence North 17 degrees and 30 minutes West, a distance of 145 feet; run thence North 72 degrees and 16 minutes East, a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantees an easement across the lot contiguous and immediately East of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 degrees and 30 minutes West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 degrees and 30 minutes West a distance of 20 feet; run thence North 72 degrees and 16 minutes East a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 20 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the easement herein described.

The grantors herein, in consideration of the premises, in hand paid by the grantees herein, do remise, release, quit claim and convey to the grantees herein, all their right, title, interest, and claim in and to that certain street, or alley, consisting of a strip of land 20 feet wide, extending from the East side of the last above described easement to Arlington Street, and which is more accurately described in that certain deed from Eugenia Letson to Lavonia Gordon, dated November 12, 1940, and recorded in Deed Book 109, on page 488, in the office of the Judge of Probate of Shelby County, Alabama.

The grantors herein, in consideration of the premises, in hand paid by the grantees herein, does remise, release, quit claim and convey to the grantees herein, all their right, title, interest and claim in and to the following described property: Commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved and used, in the Town of Columbiana, Alabama, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet for a point of beginning of the parcel of land herein described and conveyed: Run thence South 72 degrees and .07 minutes West, a distance of 108.6 feet;

run thence North 17 degrees and 30 minutes West a distance of 15 feet; run thence North 72 degrees and .07 minutes East a distance of 106.5 feet to West side of Arlington Avenue; run thence south along the West side of Arlington Avenue a distance of 15 feet to the point of beginning, and being a part of the East Half on the Northwest Quarter of Section 25, Township 21, Range 1, West.

TO HAVE AND TO HOLD Unto the said E. J. Sullivan and Margie Sullivan 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; 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 2 day of January, 1954.

WITNESSES:

George Copenhagen (Seal)
Stella Copenhagen (Seal)

_____ (Seal)

STATE OF ALABAMA,)

SHELBY COUNTY, , , ,)

I, Rex Carter, a Notary Public in and for said County, in said State, hereby certify that George Copenhagen and wife, Stella Copenhagen 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 2 day of January, 1954.

Rex Carter
As Notary Public

Filed in the office of the Probate Judge on the 2 day of Jan 1954 at 10 o'clock A M
and recorded in Book 164 Page 100 this 7 day of Jan 1954
Deed Tax 200 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate