

2436

STATE OF ALABAMA

SHELBY COUNTY

BOOK 172 PAGE 165

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS to the undersigned grantors R. F. Cox, Jr. and wife, Jewel Cox in hand paid by Henry Joiner and wife, Perrine Joiner the receipt whereof is acknowledged we the said R. F. Cox, Jr. and Jewel Cox do grant, bargain, sell and convey unto the said Henry Joiner and Perrine Joiner as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ and part of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ more particularly described as follows, in Section 25, Township 21, Range 1 West, to-wit: Beginning at the NW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 25, Township 21, Range 1 West and run East along North line of said forty 66 feet; thence run South and parallel with West line of said forty to the South line of said forty; thence run West along the South line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section a distance of 417 feet more or less to the East line of the Arlington Street, of College Park Addition to Town of Columbiana, if said street were extended; thence in a Northerly direction along East line of said Arlington Street and along the East line of Line Street to the SW corner of L. H. Ellis residence lot, which point is 376.8 feet more or less South of the South line of Kingdom Road; thence in an Easterly direction along the South side of L. H. Ellis Residence lot to the East line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 25; thence in a Southerly direction along East line of said forty to the point of beginning.

SUBJECT to any restrictions of record.

THERE IS EXCEPTED FROM THIS CONVEYANCE that part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ and that part of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ which lies North and East of the following described line:

Commencing at a point on the East margin of Line Street which said point is 376 feet South of the intersection of the East line of said Line Street with the South line of Woods Ferry Road, which said point is marked by a fence marking the SW corner of the L. H. Ellis residence lot; thence turn an angle to the left of 98 deg. 30 min. and run thence along said fence 362.5 feet; thence turn an angle to the right of 100 deg. 30 min. along said fence 319.8 feet; thence turn an angle to the left of 89 deg. 30 min. and run along said fence 184.5 feet to its intersection with the East boundary of the property hereinabove described.

TO HAVE AND TO HOLD Unto the said Henry Joiner and Perrine Joiner 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 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 grantess 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 16 day of March, 1955.

R. F. Cox, Jr. (SEAL)

Jewel Cox (SEAL)

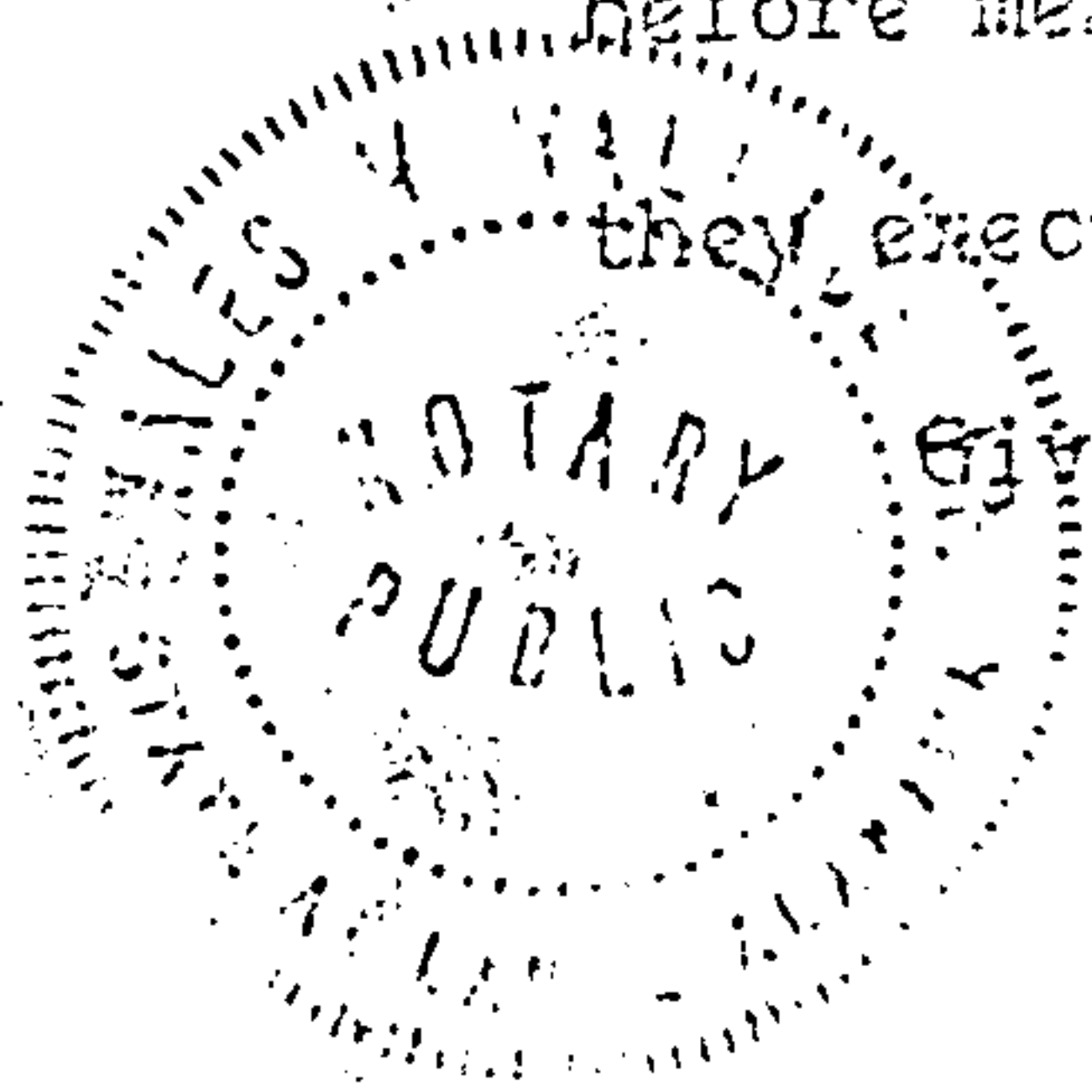
STATE OF ALABAMA

SHELBY COUNTY

I, Wale W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that R. F. Cox, Jr. and wife, Jewel Cox 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 16 day of March, 1955.

Wale W. Wallace, Jr.
Notary Public



STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 23 day of Mar, 1955, at 8 o'clock P.
and recorded in 122 Page 165, and the Mortgage Tax of 400
Deed Tax of 400 has been paid.
L.C. Walker Judge of Probate