

2671

BOOK 172 PAGE 331

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Dollar (\$1.00)----- DOLLARS

to the undersigned grantor J. C. Brumbaugh and wife, Ethel Brumbaugh

in hand paid by N. K. Waites and Elsie Waites

the receipt whereof is acknowledged We the said J. C. Brumbaugh and wife, Ethel Brumbaugh

do grant, bargain, sell and convey unto the said N. K. Waites and wife, Elsie Waites

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

Shelby

County, Alabama, to-wit:

Begin at the Southeast corner of the Southeast quarter of the Southwest quarter, Section 28, Township 19 South, Range 2 East, and run thence North 2° 09' West a distance of 682.97 feet to a point on the right of way line of Alabama Highway number 91; thence along the right of way line of Alabama Highway number 91 north 77° West a distance of 477.6 feet to a point being a beginning point. Start at said point of beginning and run North 11° West a distance of 475.5 feet to a point; thence South 76° 20' West a distance of 449.7 feet to a point; thence South 27° 25' East a distance of 816.5 feet to a point; thence North 70° 15' East a distance of 115.0 feet to a point; thence North 2° 45' East a distance of 112.0 feet to a point; thence North 79° 55' East a distance of 78.0 feet to a point; thence North 11° West a distance of 207.0 feet to the point of beginning. Said parcel of land being situated in the Southeast quarter of the Southwest quarter, Section 28, Township 19 South, Range 2 East, containing 3.50 acres more or less.

This deed is executed and delivered to correct an error in that one certain deed executed on the 24th day of December, 1954 and recorded in Deed record Book 171 at page 289 as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said N. K. Waites and wife, Elsie Waites

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 5th day of April, 1955.

STATE OF ALABAMA ACT NO. 760
SHELBY COUNTY WITNESSES
I hereby certify that no duty has been collected on this instrument.

L. C. Waites
Judge of Probate

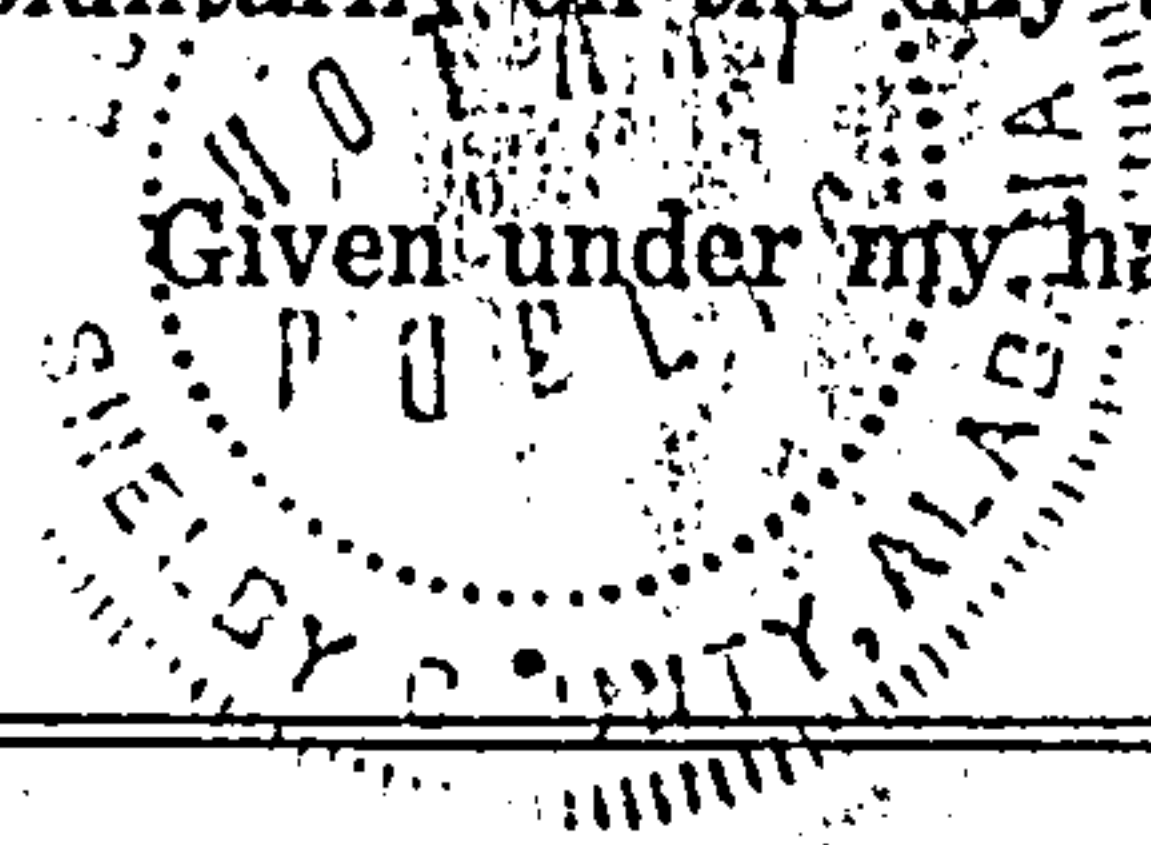
TAX EXEMPT

J. C. Brumbaugh (Seal.)
Ethel Brumbaugh (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

SHELBY COUNTY

I, Lula G. Kunkrough, a Notary Public in and for said County, in said State, hereby certify that J. C. Brumbaugh and wife, Ethel Brumbaugh whose names are assigned 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.



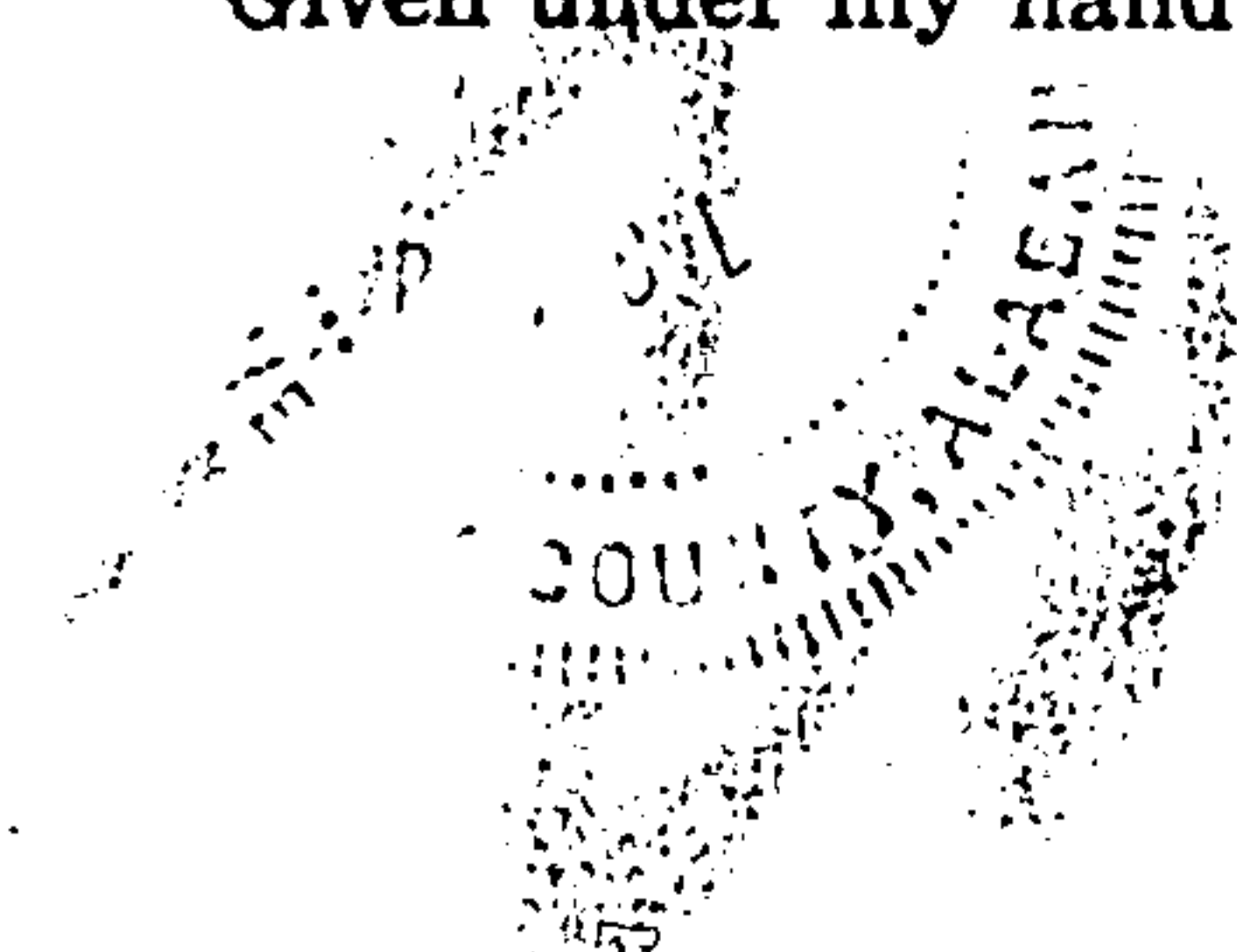
Given under my hand and official seal this 5th day of April, 1955

Lula G. Kunkrough As Notary Public

State of ALABAMA

SHELBY COUNTY

I, Lula G. Kunkrough, a Notary Public in and for said County, in said State, do hereby certify that on the 5th day of April, 1955 came before me the within named Ethel Brumbaugh known to me to be the wife of the within named J. C. Brumbaugh 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 5th day of April, 1955

Lula G. Kunkrough As 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 6 day of April, 1955, at 8 o'clock P.M. and recorded in Record 127 Page 337, and the Mortgage Tax of _____ Deed Tax of _____ has been paid.

L.C. Walker Judge of Probate