

The State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of NINETEEN THOUSAND AND NO/100 (\$19,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Walter G. Haynes and wife, Peggy M. Haynes, and Jessie R. Haynes, widow of Walter A. Haynes, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

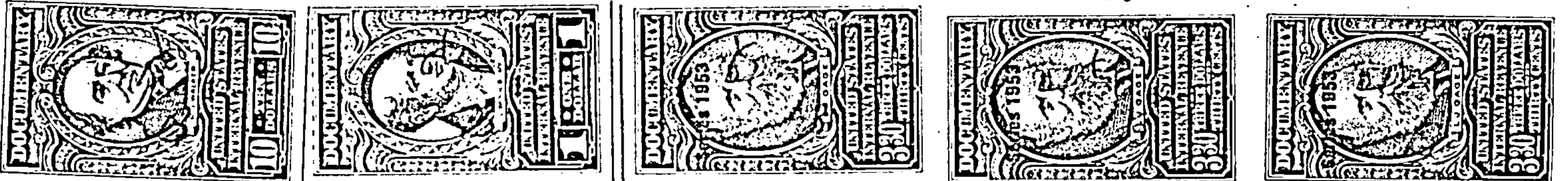
Branch Bernard Burton, Jr. and Harriet D. Burton

(herein referred to as GRANTEES) as joint tenants with the right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, of the survey of Cahaba River Estates, as shown by map of said survey recorded in Map Book 3, page 11, in the Probate Office of Shelby County, Alabama, also recorded in map book 3, pages 32 and 33 in the Probate Office of Jefferson County, Alabama, Bessemer Division, and in map book 17, page 64, in the Probate Office of Jefferson County, Alabama, Birmingham, Division, together with a right of way 10 feet wide for road purposes off the eastern side of Lot 20 in said survey extending from the extreme Northeast corner of said Lot 20, where said Northeast corner intersects with the southerly line of the present roadway; as shown on the recorded map of said survey, and from said point southwardly along the eastern line of said Lot 20, 955 feet, more or less, to a point where said right of way leaves said Lot 20 and turns eastwardly into said Lot 19. Minerals and mining rights excepted.

There is also conveyed herewith any and all rights and interests the grantors have in and to an easement along the western line of Lot 18-A in said survey; said easement being approximately 10 feet in width and extends from the northwest corner to the southwest corner thereof.

This conveyance is subject to an easement over and across the west 10 feet of said Lot 19, to be used as a roadway, as set out in deed recorded in Vol. 145, page 364, in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said GRANTEES 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 stated above and except current taxes assumed by the grantees, 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 that we will, at any time hereafter, at the expense and request of the said grantees, their heirs and assigns, make all such further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may be reasonably required.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of May, 1955.

WITNESS:

[Signature of Branch Bernard Burton, Jr.]

[Signatures of Walter G. Haynes, Peggy M. Haynes, and Jessie R. Haynes]



The State of ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter G. Haynes and wife, Peggy M. Haynes, and Jessie R. Haynes, the widow of Walter A. Haynes, deceased 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 27<sup>th</sup> day of May, 1955.  
*R. Bruce Oberkemp*  
Notary Public

The State of Alabama  
JEFFERSON COUNTY;

I, the undersigned, a NOTARY PUBLIC in and for said County, in said State, hereby certify that on the 27<sup>th</sup> day of May, 1955, came before me the within named Peggy M. Haynes known to me (or made known to me), to be the wife of the within named Walter G. Haynes who, being examined separate and apart from the husband touching her signature to the within she acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of her husband.

In witness whereof, I hereunto set my hand, this 27<sup>th</sup> day of May, A.D. 1955.  
*R. Bruce Oberkemp*  
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 2 day of June, 1955, at *8* o'clock *P*. M. and recorded in *Deed* Record *173* Page *230*, and the Mortgage Tax of *19.00* has been paid.  
*L.C. Walker* Judge of Probate