

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

BOOK 185 PAGE 357

That in consideration of Four Thousand Six Hundred and no/100 ..(\$4600.00)..DOLLARS and other good and valuable considerations.

to the undersigned grantor James R. Corbett and wife, Mildred R. Corbett

in hand paid by George F. Seier and wife, Page H. Seier

the receipt whereof is acknowledged we the said James R. Corbett and wife, Mildred R. Corbett

do grant, bargain, sell and convey unto the said George F. Seier and wife, Page H. Seier

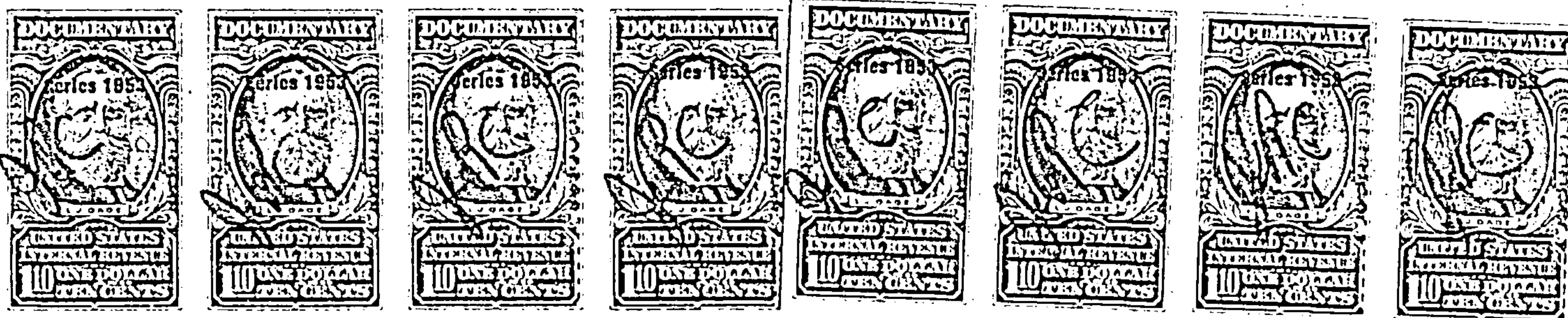
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

The North half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 16, Township 21, Range 2, West.

Also, the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{2}$) of Section 17, Township 21, Range 2 West, containing in all 120 acres, more or less; including all improvements thereon, all buildings, fences, timber, fruit trees and growing crops; subject to a transmission line permit granted to Alabama Power Company as shown in Deed Book 130, on Page 185 and Page 215, and in Deed Book 138, at pages 155 and 198, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, subject to options for the removal of chert for the purpose of Highway projects by the State of Alabama and also road projects by Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said George F. Seier and wife, Page H. Seier

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.

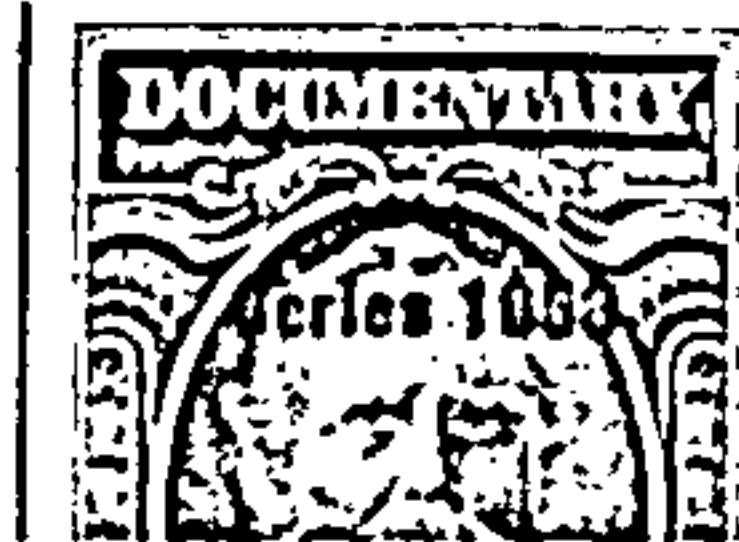
that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals,

this 15th day of March, 1957

WITNESSES:

P. L. Smith



James R. Corbett (Seal.)
James R. Corbett
Mildred R. Corbett (Seal.)
Mildred R. Corbett

State of ARIZONA

PIMA

COUNTY

I, William F. Morris, a Notary Public in and for said County, in said State, hereby certify that James R. Corbett and Mildred R. Corbett, husband and wife, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 1957

My commission expires August 1, 1960

William F. Morris
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 19 day of Mar, 1957 at 10 o'clock, and recorded in Deed Book 185 Page 357, and the Mortgage Tax of Deed Tax of 5.00 has been paid.

Judge of Probate