

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

State of Alabama

Shelby

County

BOOK 187 PAGE 358

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS  
and other valuable considerations paid

to the undersigned grantor C. E. Jones, an unmarried man

in hand paid by James D. Seaman and wife, Bertha A. Seaman

the receipt whereof is acknowledged I the said C. E. Jones, an unmarried man

do grant, bargain, sell and convey unto the said James D. Seaman and wife, Bertha A. Seaman

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

Shelby County, Alabama, to-wit:

A certain parcel of land situated in the East 1/2 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, and in said State and County, more exactly described as follows: Begin at the SE Corner of said Section 16 and proceed in a Westerly direction along the South side of the Section a distance of 646.84 feet, thence at an angle to the right of 88° 14' a distance of 671.8 feet to the SW Corner of said tract, thence continue in the same straight line a distance of 631.7 feet, thence at an angle to the left of 27° 55' a distance of 333.1 feet to the SE right of way of Ashville Highway, thence at an angle to the right of 83° 49' and along said right of way a distance of 102.7 feet to the beginning of a curve to left of said right of way, said curve at its beginning being tangent to the last mentioned course and has a rate of curvature of 1° 45' thence along said curve a distance of 300.2 feet, thence at an angle to the right from the cord of the last mentioned curved course of 98° 05' a distance of 485.8 feet, thence at an angle to the right of 27° 55' a distance of 743.3 feet, thence at an angle to the right of 91° 46' a distance of 400.0 feet to point of beginning, said tract containing 10 acres.

TO HAVE AND TO HOLD Unto the said James D. Seaman and wife, Bertha A. Seaman

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 I do, for Myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set My hand and seal,  
this 24 day of May 1957

WITNESSES:

Jane Martin  
Doricea Golden

C. E. Jones (Seal.)  
(Seal.)  
(Seal.)

State of Alabama

Jefferson

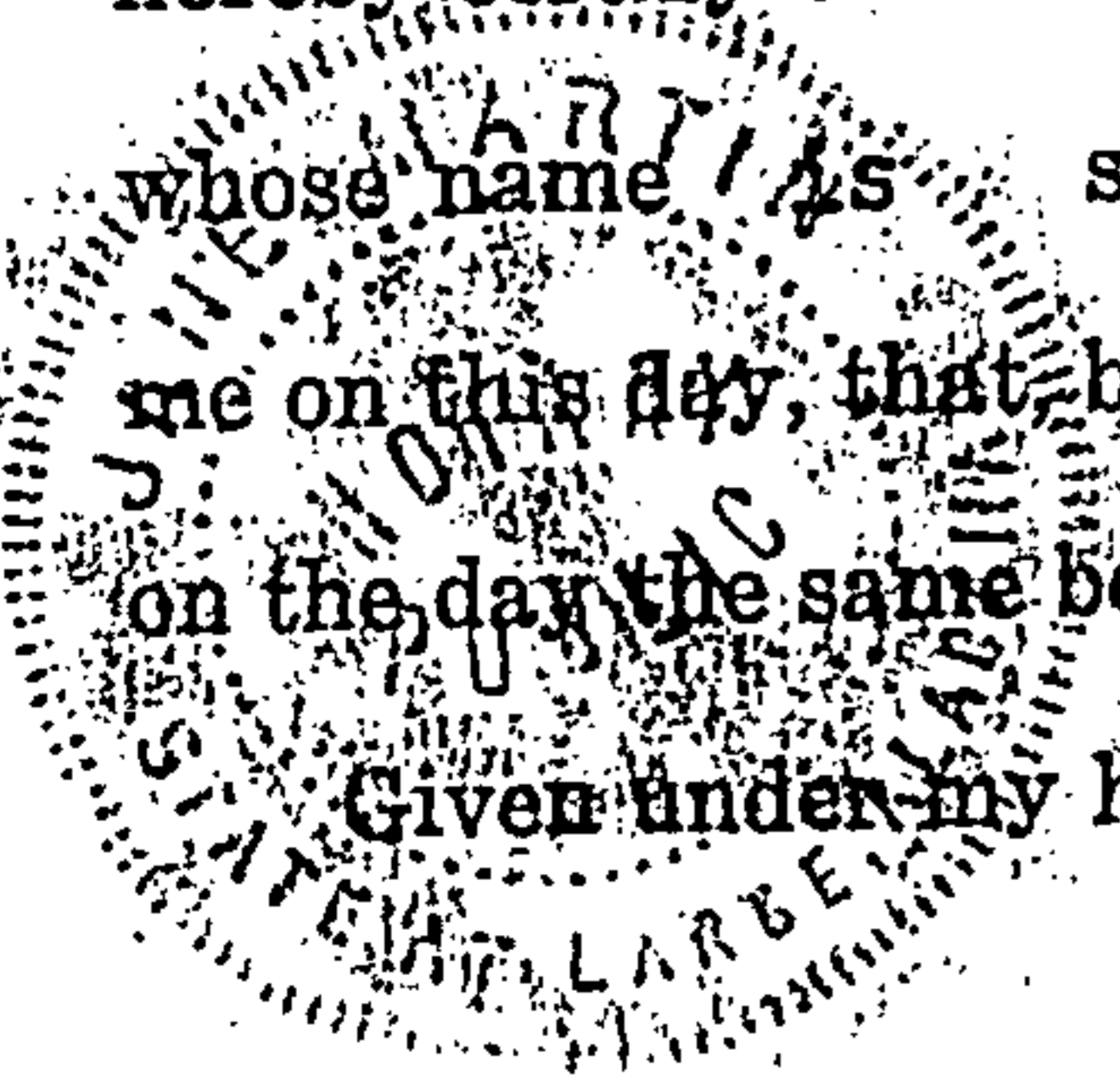
COUNTY

I, Jane Martin

a Notary Public in and for said County, in said State,

hereby certify that C. E. Jones, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 14th day of June 1957

Jane Martin (Signature)  
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. G. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 14 day of June 1957 at 8 o'clock, A. M. and recorded in Deed Book 187 Page 358 and the Mortgage Tax of Deed Tax of 6.00 has been paid.

L. G. Walker (Signature)  
Judge of Probate