

State of Alabama

Shelby

County

BOOK 199 PAGE 105

Know All Men By These Presents,

That in consideration of Three Hundred and No/100 (\$300.00)----- DOLLARS

to the undersigned grantors J. C. Brumbough andwife, Ethel Brumbough

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

the receipt whereof is acknowledged we the said J. C. Brumbough and wife, Ethel Brumbough

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:

"A part of the E½ of SW¼ of Section 28, Township 19 South, Range 2 East, more particularly described as follows; commencing at the SE corner of the SE¼ of SW¼ of Section 28, Township 19 South, Range 2 East and run North 2 deg. 09' West along East line of said forty, to the North right of way line of the Florida Short Route Highway; thence run North 77 deg. West along North R/W line of said Highway 477.6 feet to East line of N. K. Waites Home lot; thence along the East line of said lot North 11 deg. West 475.5 feet; thence South 76 deg. 20' West along the North line of Waites Home lot 449.7 feet to the NW corner of said Waites Home lot, which is the point of beginning of tract herein conveyed; which point is also the East line of a road; thence in a Northwesterly direction along the East line of said road a distance of 515 feet; thence turn an angle to right of 90 deg. and run Northeasterly 150 feet; thence turn an angle to right of 90 deg. and run Southeasterly ~~and run Southeasterly~~ and parallel with East line of said road 380 feet; thence turn an angle to left of 90 deg. and run 150 feet; thence turn an angle of 90 deg. to right and run to the North line of N. K. Waites Home lot; thence along the North line of said N. K. Waites Home lot South 76 deg. 20' West a distance of 300 feet to point of beginning."

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 seals

this 7th. day of February, 1959.

WITNESSES:

James W. Sharbutt
as to each grantor

J. C. Brumbough (Seal.)
Ethel L. Brumbough (Seal.)
(Seal.)
(Seal.)

Jack Dickerson

FORM 207-A

J. C. Brumbough and wife,

Ethel Brumbough

TO

N. K. Waites and wife,

Estate Waites

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of February 1959

at 1 o'clock P. M. and was duly re-

corded in Volume 105 of Deeds

at page 105, and examined.

Conrad M. Fowler
Judge of Probate.

BOOK 199 PAGE 106

State of Alabama

Shelby COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that J. C. Brumbough and wife, Ethel Brumbough 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th. day of February, 1959.

Notary Public, State of Alabama at large
My commission expires April 3, 1962
Insured by Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

State of Alabama

Shelby COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 7th day of February, 1959, came before me the within named Ethel Brumbough known to me to be the wife of the within named J. C. Brumbough 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 7th. day of February, 1959.

Notary Public, State of Alabama at large
My commission expires April 3, 1962
Insured by Employers Liability Assurance Corporation

James H. Sharbutt As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 7 day of Feb 1959 at 1 o'clock and recorded in 2e Record, Page 105 and the Mortgage Tax Deed Tax has been paid. Conrad M. Fowler Judge of Probate