

State of Alabama

SHELBY

County

BOOK 199 PAGE 363

Know All Men By These Presents,

That in consideration of ONE (\$1.00) DOLLAR, love and affection and other valuable considerations

to the undersigned grantors C. M. Wade and wife, Stella Wade

in hand paid by G. T. Kirkpatrick and wife, Elsie Kirkpatrick

the receipt whereof is acknowledged we the said C. M. Wade and wife, Stella Wade

do grant, bargain, sell and convey unto the said G. T. Kirkpatrick and wife, Elsie Kirkpatrick

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

Shelby County, Alabama, to-wit:

Begin at the Southwest corner of Southeast 1/4 of Southwest 1/4 of Section 22, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama; thence East along South boundary of said Section 22 678.42 feet, said point being in an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,860.71 feet to the point of beginning of a tract of land herein described; Thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 1,140.86 feet to center line of a branch; thence turning an angle of 100 degrees and 12 minutes to the right in Northeasterly direction along center line of said branch 89.37 feet; thence turning an angle of 7 degrees and 33 minutes right in Northeasterly direction along center line of said branch 115.15 feet; thence turning an angle of 71 degrees and 26 minutes to the right in Easterly direction 644.89 feet; thence turning an angle of 97 degrees and 41 minutes to the right in Southerly direction 105.28 feet; thence turning an angle of 97 degrees, 19 minutes, and 30 seconds to the left in Easterly direction 470.65 feet; thence turning an angle of 97 degrees and 16 minutes and 30 seconds to the right in Southerly direction 107.00 feet to the point of beginning. Containing 4.190 Acres more or less.

TO HAVE AND TO HOLD Unto the said G. T. Kirkpatrick and wife, Elsie Kirkpatrick

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 24 day of February, 1959.

WITNESSES:

Witness lines with signatures: C. M. Wade (Seal.), Stella Wade (Seal.), and two blank lines with (Seal.) labels.

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State of ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. M. Wade, and wife, Stella Wade, 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 24 day of February 1959.  
Frank W. Donath 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 26 day of Feb 19 59 at 2 o'clock P. M. and recorded in 199 record Page 362 and the Mortgage Tax \_\_\_\_\_ Deed Tax 50 has been paid.  
Conrad M. Fowler Judge of Probate

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that \$50.00 Privilege Tax has been paid on the within instrument as required by law.  
CONRAD M. FOWLER  
JUDGE OF PROBATE

RETURN TO: \_\_\_\_\_  
C. M. WADE AND  
STELLA WADE  
TO  
G. T. KIRKPATRICK AND  
ELSIE KIRKPATRICK  
Stella

WARRANTY DEED

JOINT GRANTEES 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 26 day of Feb 19 59 at 2 o'clock P. M. and was duly recorded in Volume 199 of Deeds at page 363, and examined by Conrad M. Fowler 141 50 Judge of Probate.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA  
1.95 pd