

1.65 Liquidated

3752

BOOK 202 PAGE 91

STATE OF ALABAMA

SHELBY County

Know All Men By These Presents,

That in consideration of Fifteen hundred (\$1500.00) DOLLARS

to the undersigned grantor George W. Brown and wife, Madge W. Brown

in hand paid by James L. Ray Jr. and wife, Vivian W. Ray

the receipt whereof is acknowledged we the said George W. Brown and wife, Madge W. Brown

do hereby grant, bargain, sell and convey unto the said James L. Ray Jr. and wife, Vivian W. Ray

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

SHELBY County, Alabama, to-wit:

A tract of land situated in the SW¹/₄ of the SE¹/₄ of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama more particularly described as follows:

Begin at the SW corner of said forty; thence North 2 degrees 30 minutes West 482 feet; thence 89 degrees 10 minutes to the right 768.4 feet to the Western right of way of what is known as the Columbiana-Chelsea paved Highway; thence 56 degrees 20 minutes to the right along the West line of said highway 115.6 feet; thence continuing along the West line of said right of way 2 degrees 10 minutes to the right 153.11 feet; thence continuing along the Western line of said road right of way 3 degrees to the right 151.01 feet; thence continue along the Western right of way of said road or highway 7 degrees 40 minutes to the right 121 feet to the South line of said forty; thence 111 degrees to the right along the South line of said forty 1,029 feet to the point of beginning and containing 10 acres, more or less.

TO HAVE AND TO HOLD Unto the said

James L. Ray Jr. and wife, Vivian W. Ray

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 5 day of June 1959.

WITNESSES:

[Signatures of George W. Brown and Madge W. Brown with seals]

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GEORGE W. BROWN AND WIFE

MADGE W. BROWN

TO

JAMES I. RAY JR. AND WIFE

VIVIAN W. RAY

et al

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 9
day of June 1959
at 8 o'clock A.M., and was duly re-
corded in Volume 202 of Deeds
at page 91, and examined.

Conrad M. Fowler
Judge of Probate

1.45
1.50
1.61
46022

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State of Alabama

Shelby

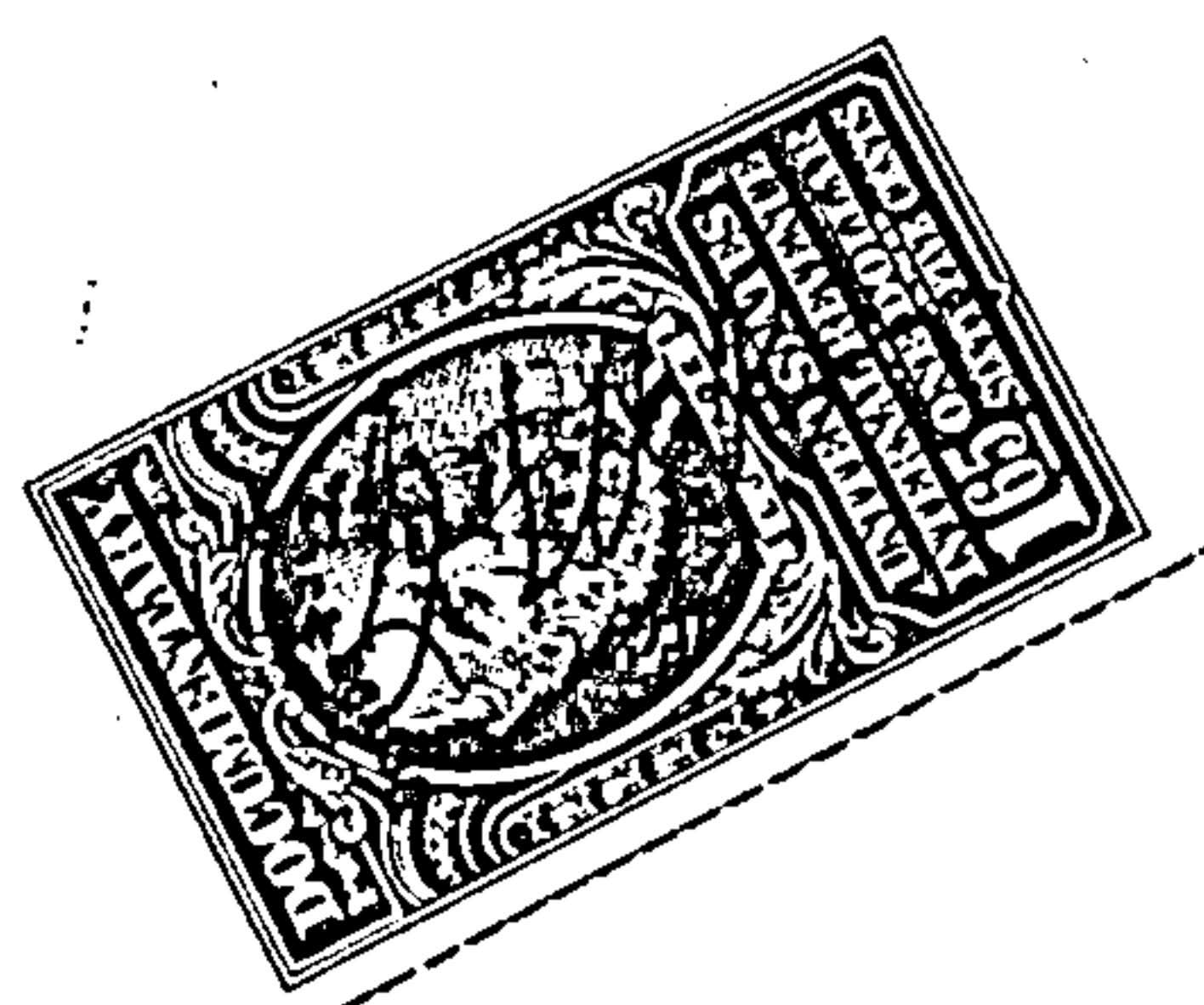
County

I, Cecil Duke, A Justice of Peace, a Notary Public in and for said County, in said State,
hereby certify that George W. Brown and Wife Madge W. Brown
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 5th

day of June, 19 59

Cecil Duke
As Notary Public
Justice of Peace



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$... Privilege Tax
has been paid on the with-
in instrument as required
by law.

CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
was filed for record the 9 day of June 1959 at 8 o'clock A.M. and
recorded in Deed Record 202 at page 91 and the Mortgage Tax
Deed Tax 1.50 has been paid.

Conrad M. Fowler
Judge of Probate