

State of Alabama

SHELBY

County

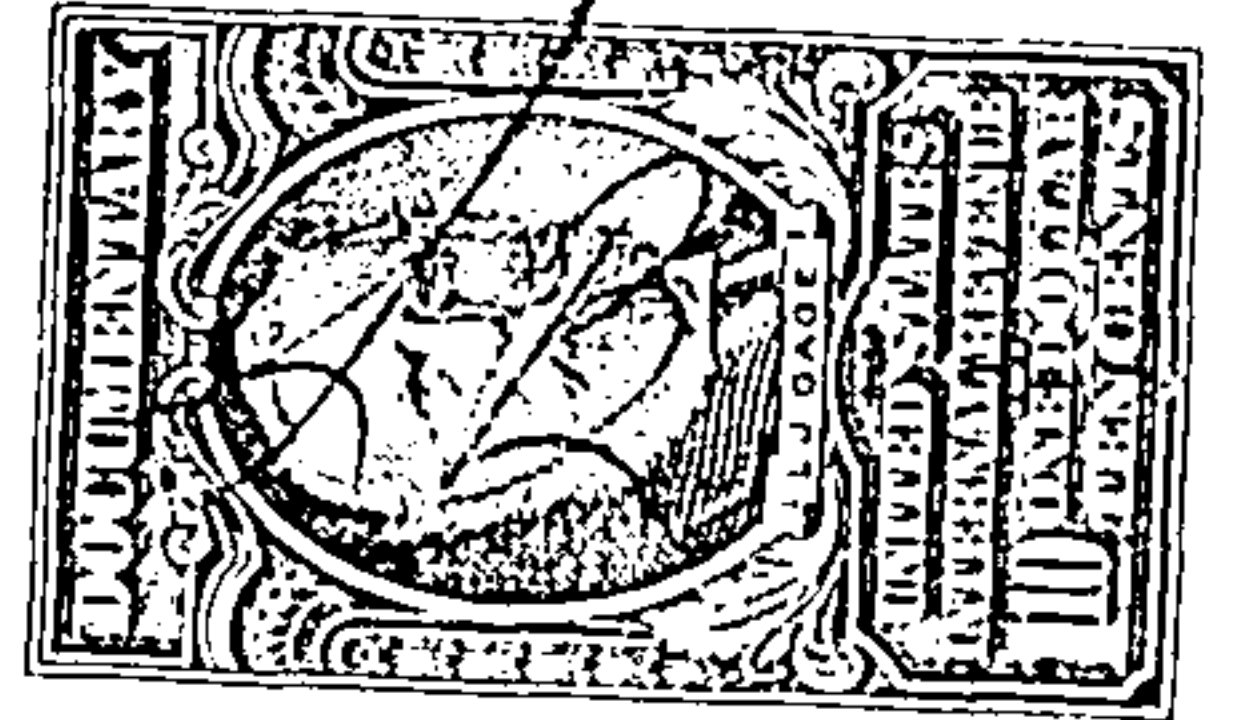
BOOK 203 PAGE 383

Know All Men By These Presents.

That in consideration of ONE AND NO/100 -----DOLLARS
and other good and valuable considerations

to the undersigned grantor Sadie Benson, a widow

in hand paid by J. L. Flurry and wife Nellma D. Flurry



the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said J. L. Flurry and wife Nellma D. Flurry

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

Shelby

County, Alabama, to-wit:

Lot #21 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28, in the office of Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows: Commencing at the Northwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East; run thence North 88 deg. 12 min. East along the North boundary line of said quarter-quarter Section a distance of 380.00 feet to the Northwest corner of Lot #18; run thence South 0 deg. 06 min. East a distance of 150.00 feet to the Northwest corner of Lot #21 and the point of beginning of the lot herein described and conveyed; thence continue South 0 deg. 06 min. East and run a distance of 76.20 feet; thence turn angle to the left of 75 deg. 71 min. and run a distance of 103.37 feet; thence turn angle to the left of 104 deg. 79 min. and run a distance of 105.00 feet; thence turn angle to the left of 91 deg. 42 min. and run a distance of 100.00 feet to the point of beginning.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of Lots described in said Map and the North side of Waxahatchee Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said J. L. Flurry and wife Nellma D. Flurry

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 13th day of August, 1959

WITNESSES:

W. W. Palmer

Sadie Benson (Seal.)

_____ (Seal.)

TO

1623

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 18

day of Aug 1959

at 2 o'clock P.M. and was duly re-

corded in Volume 203 of Deeds

at page 384, and examined.

Judge of Probate.

BOOK 203 PAGE 384

State of ALABAMA

SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, a widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August 1959

W. W. Rabren As Notary Public

State of

COUNTY

I, do hereby certify that on the day of 19, came before me known to me to be the wife of the within named 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 day of

day of

19

As Notary Public

CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that \$... has been paid on the within instrument as required by law.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 18 day of Aug 1959 at 2 o'clock P.M. and recorded in Deed Record 203 at page 384 and the Mortgage Tax Deed Tax 1.00 has been paid.

Judge of Probate