

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Hundred (\$2500.00) Dollars and other DOLLARS good and valuable consideration.

to the undersigned grantors William Earl Venable and Mary C. Venable

in hand paid by Oscar H. Cobb and wife, Delia G. Cobb

the receipt whereof is acknowledged we the said William Earl Venable and wife Mary C. Venable

do grant, bargain, sell and convey unto the said Oscar H. Cobb and wife, Delia G. Cobb

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

SHELBY

County, Alabama, to-wit:

A part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 36, Township 19, Range 3 West, situated in Shelby County, Alabama, and described as follows: Commence at the southeast corner of the southeast quarter of the northwest quarter of the said section 36 and run north 59 degrees 56 minutes west 1194 feet to a stake at a fence line, which point is the point of beginning of the lands herein conveyed. From said point of beginning run thence south 29 degrees 37 minutes west 80.3 feet; run thence North 43 degrees 04 minutes west to west boundary line of the said southeast quarter of the northwest quarter; run thence south along the said west boundary line of the said southeast quarter of the northwest quarter and along the west boundary line of the said northeast quarter of the southwest quarter of the said Section 36 to the northwesterly right of way line of the Helena-Acton Highway; run thence northeasterly along the said right of way line to its intersection with the aforementioned line running North 59 degrees 56 minutes west from the southeast corner of the said Southeast Quarter of the Northwest Quarter; run thence north 59 degrees 56 minutes west to the said point of beginning of the lands herein conveyed. EXCEPT the mineral and mining rights which have been heretofore conveyed. Also subject to Transmission line permit to Alabama Power recorded in Deed Book 101, Page 550, in Probate Office of Shelby County, Ala. This property is sold subject to the following restrictions: Any residence erected on said property must have at least 1200 square feet of floor space; any outbuilding must be set back 125 feet or more from paved road. These restrictions expire at the end of fifteen years from date of this deed.

TO HAVE AND TO HOLD Unto the said Oscar H. Cobb and wife, Delia G. Cobb

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 except 1959 taxes which the grantees herein agree to assume and pay.

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, s

this 22 day of August, 1959.

WITNESSES:

William Earl Venable (Seal.)
Mary C. Venable (Seal.)
(Seal.)
(Seal.)

RETURN TO:

Wm. G.

William Earl Venable and wife

Mary C. Venable

TO

Oscar H. Cobb and wife,

Delia G. Cobb

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within *deed* was
filed in this office for record the *26* day
of *Aug* 19*59* at *2* o'clock *P* M. and
and recorded in *203* Record *258*
page *258* and examined
and the Mortgage Tax of \$ *2.80*
Deed Tax of \$ *2.80* has been paid.

Wm. G. Cobb
Judge of Probate

Fee \$ *1.40*

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

BOOK 203 PAGE 459

State of ALABAMA

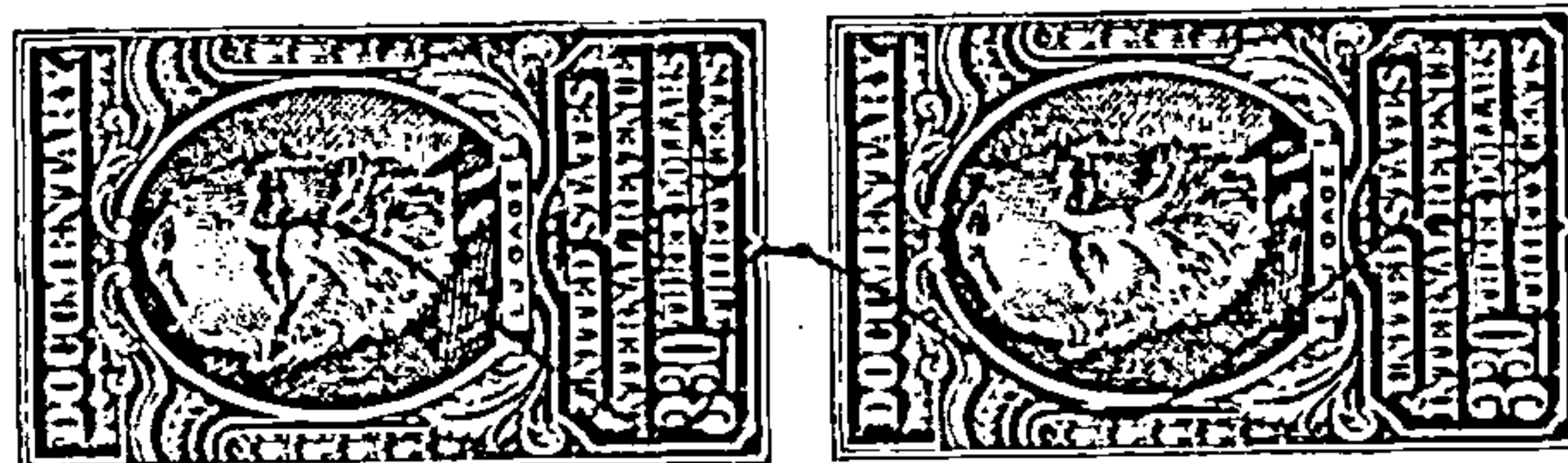
Jefferson COUNTY

I, *Wm. G. Cobb* a Notary Public in and for said County, in said State,

hereby certify that William Earl Venable and wife Mary C. Venable
whose name *signed* 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 *22* day of August, 1959.

Wm. G. Cobb
Notary Public.



56.6
15.1
25.2

STATE OF ALABAMA, SHELBY COUNTY

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Deed Tax *2.80* has been paid.

Wm. G. Cobb
Judge of Probate