

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor James Foster and Irene Nixon Foster (husband and wife)
in hand paid by George Staten and Lena Staten (husband and wife)

the receipt whereof is acknowledged we the said James Foster and Irene Nixon Foster
do grant, bargain, sell and convey unto the said George Staten and Lena Staten
as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 9, Township 19, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section; thence North 1 deg. 30 min. West 2,488.7 feet to the center line of a road; thence along the center line of said road by three lines as follows: 70 deg. left 140.6 feet, 3 deg. 30 min. right 238.7 feet, 9 deg. left 182.0 feet; thence 91 deg. left and run a distance of 40 feet to point of beginning of lot herein conveyed, which point is on the south right of way line of said road; thence turn an angle of 91 deg. to the right and run 540 feet along the South right of way line of said road; thence turn an angle of 91 deg. to the left and run 210 feet; thence turn an angle of 89 deg. to the left and run 540.0 feet; thence turn an angle of 91 deg. to the left and run a distance of 210 feet to the point of beginning. Containing 2.37 acres, more or less.

TO HAVE AND TO HOLD Unto the said George Staten and Lena Staten

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 hand^s and seal,
this 3rd day of August, 1959.

WITNESSES:

James Foster (Seal.)

Irene Nixon Foster (Seal.)

(Seal.)

(Seal.)

Return to: _____

James Foster and Irene Nixon Foster

TO

George Staten and Lena Staten

George Staten and Lena Staten

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 4 day of Sept 1959 at 4 o'clock P M, and was duly recorded in Volume 204 of Deeds at page 83, and examined.

Conrad M. Fowler
Judge of Probate.

BOOK 204 PAGE 84

STATE OF ALABAMA

SHELBY

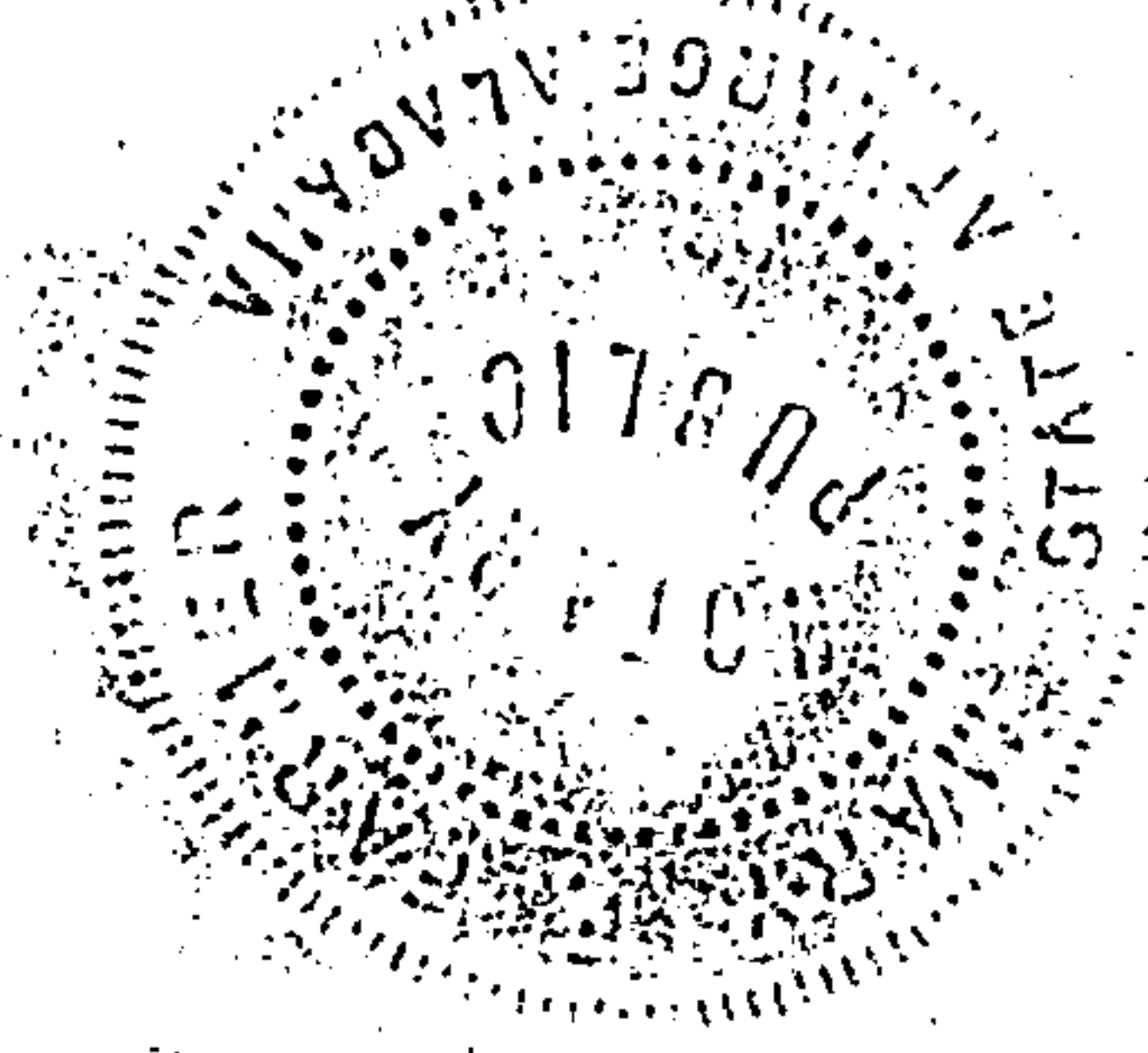
COUNTY

State at Large for Alabama

I, ~~Handwritten~~ Mary F. Farmer, a Notary Public in and for said County, in said State, hereby certify that James Foster and Irene Nixon Foster (husband and wife) 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 3rd day of August 19 59.

Mary F. Farmer As Notary Public
State at Large for Alabama



STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that \$1.50 Privilege Tax has been paid on the within 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 was filed for record the 4 day of Sept 1959 at 4 o'clock P M, and recorded in 204 Record 83, at page 13. The Mortgage Tax 1.50 and recorded Deed Tax 1.50
Conrad M. Fowler
Judge of Probate