

State of Alabama

SHELBY

County

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 Floyd J. Hill and wife Adele G. Hill

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

do grant, bargain, sell and convey unto the said Floyd J. Hill and wife Adele G. Hill

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

Shelby

County, Alabama, to-wit:

Lot # 5 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 NW corner of the 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 605 feet to the Northwest corner of Lot #1; run thence South 0 deg. 06 min. East 200 feet to the Northwest corner of Lot #5 and the point of beginning of the lot herein described and conveyed; run thence South 0 deg. 06 min. East a distance of 70 feet; turn thence an angle to the left of 91 deg. 42 min. and run a distance of 100 feet; turn thence an angle to the left of 88 deg. 18 min. and run a distance of 70 feet; turn thence an angle to the left of 91 deg. 42 min. and run a distance of 100 feet to the point of beginning. EXCEPT that part of Lot #5 in the SW corner conveyed by grantor to R. E. Wainwright, et al by deed dated May 9, 1959 and recorded in Deed Book 201, page 281 in the Office of Judge of Probate, Shelby County, Ala. 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 temporary or permanently.

TO HAVE AND TO HOLD Unto the said Floyd J. Hill and wife Adele G. Hill

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 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 5th day of September, 1959.

WITNESSES:

*W. W. Hill*

*Sadie Benson* (Seal.)

\_\_\_\_\_ (Seal.)

\_\_\_\_\_ (Seal.)

\_\_\_\_\_ (Seal.)



**FORM 997-A**

## JOINT GRANTEEES WITH SURVIVORSHIP

County.

Office of the Judge of Probate

filed in this office for record on the

at 0 o'clock <sup>✓</sup>M, and was duly re-

Recorded in Volume 264 of Deeds

at page 70, and examined

Judge of Probate.

*William J. Smith*  
Judge of Probate.

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 5th day of ~~September~~ 1959.

~~As Notary Public~~

## State of

**COUNTY**

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me  
the within named \_\_\_\_\_ 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 5<sup>th</sup> day of Nov 1920

As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

Whereby certify that  
City of ... 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 Deed  
 was filed for record the 5 day of Sept 19 57 at 5 o'clock PM and recorded  
 in Book Record 507, at page 96. The Mortgage Tax        and recorded  
50 has been paid.        Deed Tax       

Judge of Probate