

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor Ruby McLane Shaw

in hand paid by Ulus Seldon Brothers and Bertie Mae Brothers (husband and wife)

the receipt whereof is acknowledged we the said Ruby McLane Shaw, and husband, P. B. Shaw

do grant, bargain, sell and convey unto the said Ulus Seldon Brothers and Bertie Mae Brothers

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

Shelby

County, Alabama, to-wit:

Beginning at a point North 88 degrees 15 minutes East 630.0 feet of the Northwest corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , of Section 12, Township 21 South, Range 3 West, and running North 88 degrees 15 minutes East 224.0 feet; thence South 1 degree 30 minutes East 966.0 feet to East boundary of the Birmingham-Montgomery Highway (US 31); thence 67 degrees 10 minutes West along said boundary of said Highway 293.0 feet; thence North 1 degree 40 minutes East 846.0 feet to point of beginning, and containing 5.58 acres, more or less, and situated in the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

EXCEPT public road rights of way, containing 1/8 acre, more or less.

TO HAVE AND TO HOLD Unto the said Ulus Seldon Brothers and Bertie Mae Brothers,

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 seal, this 14th day of October, 1959.

WITNESSES:

Ruby McLane Shaw (Seal.)

P. B. Shaw (Seal.)

(Seal.)

(Seal.)

BOOK 205 PAGE 296

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Return to: \_\_\_\_\_

Ruby McLane Shaw and husband  
P. B. Shaw

TO

Ulus Seldon Brothers and  
Bertie Mae Brothers  
*Book 253*

**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 14 day of Oct 1959  
at 1 o'clock P M, and was duly re-  
corded in Volume 205 of Deeds  
at page 296, and examined.  
*Conrad M. Fowler*  
Judge of Probate.

STATE OF ALABAMA  
SHELBY COUNTY }  
State at Large for Alabama  
I, Handy Ellis, a Notary Public in and for said County, in said State,  
hereby certify that Ruby McLane Shaw and husband, P. B. Shaw  
whose name S 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 14th day of October 1959  
*Handy Ellis* As Notary Public  
State at Large for Alabama



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 14 day of Oct 1959 at 1 o'clock P M. and  
recorded in 205 Record 205 at page 296 and the Mortgage Tax  
Deed Tax 50 has been paid.

*Conrad M. Fowler*  
Judge of Probate