

517

State of Alabama }
SHELBY County }

Know All Men By These Presents,

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

to the undersigned grantors Mary Alma Heaton, a widow, Annie Irene Lee and husband,
William H. Lee
in hand paid by Donald E. Henriquez and wife Ann P. Henriquez

the receipt whereof is acknowledged we the said Mary Alma Heaton, a widow, Annie Irene Lee
and husband William H. Lee

do grant, bargain, sell and convey unto the said Donald E. Henriquez and wife Ann P. Henriquez
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

All that portion of the SE¼ of the SE¼ Section 13, Township 21 South, Range 2 West, which
lies North of the Columbiana-Saginaw cut-off road, and being all of that said 40 lying
North of said road, EXCEPT for that part heretofore conveyed to William H. Lee and wife
Irene Lee by deed dated June 20, 1953; recorded in Deed Book 161, page 60 in the Office
of Judge of Probate, Shelby County, Alabama, said exception being described as follows:

Beginning at the intersection of the North right of way boundary line of a road known
as the Saginaw Cut-off with the West boundary line of the SE¼ of SE¼ of Section 13,
Township 21 South, Range 2 West; run thence along the West boundary of said SE¼ of
SE¼ in a northerly direction 314.56 feet; turn thence an angle of 88 deg. 10 min.
to the right and run 610 feet; turn thence an angle of 91 deg. 39 min. to the right
and run 209.6 feet to the North boundary of said Road; run thence in a southwesterly
direction along the North boundary of said Road to point of beginning, containing
3.9 acres, more or less, all lying in the SE¼ of SE¼ of Section 13, Township 21
South, Range 2 West, Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Donald E. Henriquez and wife Ann P. Henriquez

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
this 5th day of November, 1959.

WITNESSES:

W. W. Kuhn

our hands and seal,
X-Bl-7 Mark

Mary Alma Heaton (Seal.)

Annie Irene Lee (Seal.)

William H. Lee (Seal.)

(Seal.)

BOOK 205 PAGE 544

State of ALABAMA

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Mary Alma Heaton, a widow, Annie Irene Lee and husband William H. Lee 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 5th day of November 1959.

W. W. Rabren
W. W. Rabren 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 day of 19

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
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 Nov 19 59 at 8 o'clock A M. and recorded in Deed Record 225 at page 364 and the Mortgage Tax Deed Tax 2.50 has been paid.

Conrad M. Fowler
Judge of Probate

BOOK 205 PAGE 543