

1371

# State of Alabama

SHELBY

County



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Thousand Nine Hundred and No/100 - - - - - (\$1,900.00) - - - - - Dollars

to the undersigned grantor, Green Valley, Inc. a corporation, in hand paid by Tunstall B. Perry, III and wife, Mary Allen W. Perry the receipt whereof is acknowledged, the said Green Valley, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Tunstall B. Perry, III and Mary Allen W. Perry,

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

Shelby County, Alabama, to-wit:

A parcel of real estate situated in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ) of Section 11, Township 21, South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest Corner of said 1/4-1/4 Section; proceed south along the west line of said 1/4-1/4 Section a distance of 320 feet to point of beginning, thence south a distance of 508.56 feet along the west line of said 1/4-1/4 Section to a point, thence east along a line parallel to the north line of said quarter-quarter Section to a point on the east line of said 1/4-1/4 Section, thence north a distance of 502.838 feet along the east line of said 1/4-1/4 Section to a point, thence west along a line parallel to the north line of said 1/4-1/4 Section to a point of beginning.

Subject to restrictive covenant running with the land restricting subdivision and use of property, as recorded in Deed Volume 204 at Page 206 in the Office of the Judge of Probate of Shelby County, Alabama; minerals and mining rights not owned by the Corporation; right of way granted to Louisville & Nashville Railroad by instrument recorded in Deed Book 19, Page 308 in said Probate Office; easements granted to Alabama Power Company by instruments recorded in Deed Book 131, Page 419 and 136, Page 464, in said Office; rights regarding construction of a dam, etc., as shown by instrument recorded in Volume 200, Page 207 in said Office, all rights outstanding, conditions, limitations and restrictions arising out of instrument recorded in Volume 200, Page 269 in said Office.

TO HAVE AND TO HOLD said property unto the said Tunstall B. Perry, III & Mary Allen W. Perry 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 said Green Valley, Inc. does for itself, its successors

and assigns, covenant with said Tunstall B. Perry, III, and Mary Allen W. Perry heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current year's taxes

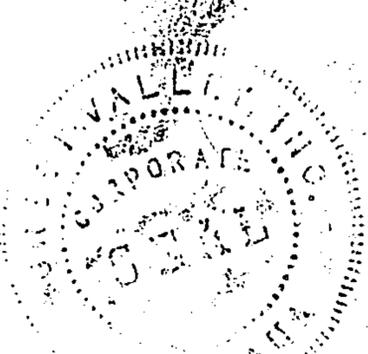
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Tunstall B. Perry, III and Mary Allen W. Perry, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Green Valley, Inc.

has hereunto set its

signature by William K. Murray its President, who is duly authorized, on this 5th day of October 1959. GREEN VALLEY, INC.



ATTEST

*Tunstall B. Perry, III*  
Secretary.

By *William K. Murray*  
Vice-President.

RETURN TO  
M. L. TALIAFERRO  
1038 Brown-Mark Bldg.  
BIRMINGHAM, ALA.

TO

CORPORATION  
**WARRANTY DEED**  
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 31 day  
of Dec 1959 at 8 o'clock P.M.  
and recorded in deed Record 206  
page 599 and examined 134 - 60  
and the Mortgage Tax of \$       
Deed Tax of \$ 2.00 has been paid.  
Conrad M. Fowler  
Judge of Probate  
Fee \$ 1.45

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON County

I, Ruth O. Whorton, a Notary Public in and for said  
county in said state, hereby certify that William K. Murray  
whose name as President of the Green Valley, Inc.  
a corporation, 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, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of October, 1959.

Ruth O. Whorton  
Notary Public.

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 2.00 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 31 day of Dec 1959 at 8 o'clock P.M. and  
recorded in deed Record 206 at page 599 and the Mortgage Tax  
Deed Tax 2.00 has been paid.

Conrad M. Fowler  
Judge of Probate