

2949

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of ONE HUNDRED/AND OTHER GOOD AND VALUABLE CONSIDERATION

DOLLARS

to the undersigned grantor s L. H. Ellis and wife, Bertha Ellis

in hand paid by Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace

the receipt whereof is acknowledged we the said L. H. Ellis and Bertha Ellis

do grant, bargain, sell and convey unto the said Wales W. Wallace, Jr. and Elizabeth T. Wallace

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

Shelby

County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama, more particularly described as follows:  
Commencing at the intersection of the South curb line of East College Street, sometime called Kingdom Road, and the East curb line of Arlington Street, and run thence South 12 deg. East along the East curb line of Arlington Street 203.7 feet to point of beginning; thence continue in the same direction along said curb line 172.3 feet to an iron stake in line with a Pickett fence; thence turn an angle of 98 deg. 30' left and run along said Pickett fence 208 feet to an iron stake; thence turn an angle of 83 deg. 30' left and run thence along a fence being constructed 174.8 feet to an iron stake being the center of a hedge row; thence turn an angle of 96 deg. 30' left and run thence through the center of said hedge row in a straight line 198.6 feet to point of beginning.

Also a joint driveway or easement described as commencing at the NW corner of the lot herein described and running Northerly along the East curb line of Arlington Street 25 feet, more or less, to the center of a ditch; thence turn an angle of 81 deg. to the right and run Easterly along the center of said ditch and parallel with the North boundary of said above described lot 198.6 feet; thence turn an angle of 96 deg. 30' right and run thence 25 feet to the NE corner of said above described lot; thence turn an angle of 83 deg. 30' right and run along the North boundary of said above described lot 198.6 feet to point of beginning. Said easement or driveway to be used by owners of the above described land, their guests, heirs and assigns and the owners of land immediately South and East of said easement, their guests, heirs or assigns, as a driveway for vehicular and pedestrian travel for egress and ingress to and from property above described and the property South & East of said easement.

SUBJECT to any easement which the Town of Columbiana might have for a roadway or street.

TO HAVE AND TO HOLD Unto the said Wales W. Wallace, Jr. and Elizabeth T. Wallace

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 9th day of April, 1960.

WITNESSES:

L. H. (Hendy) Ellis (Seal.)  
Bertha Ellis (Seal.)  
(Seal.)  
(Seal.)

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TO

*Wells*

**WARRANTY DEED**  
JOINT 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 27th day of April 1960 and recorded in Deed Record 222 page 4 and examined Deed and the Mortgage Tax of \$ 3.00 has been paid Deed Tax of \$ 3.00

Fee \$ 1.45 Judge of Probate Conrad M. Fowler

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

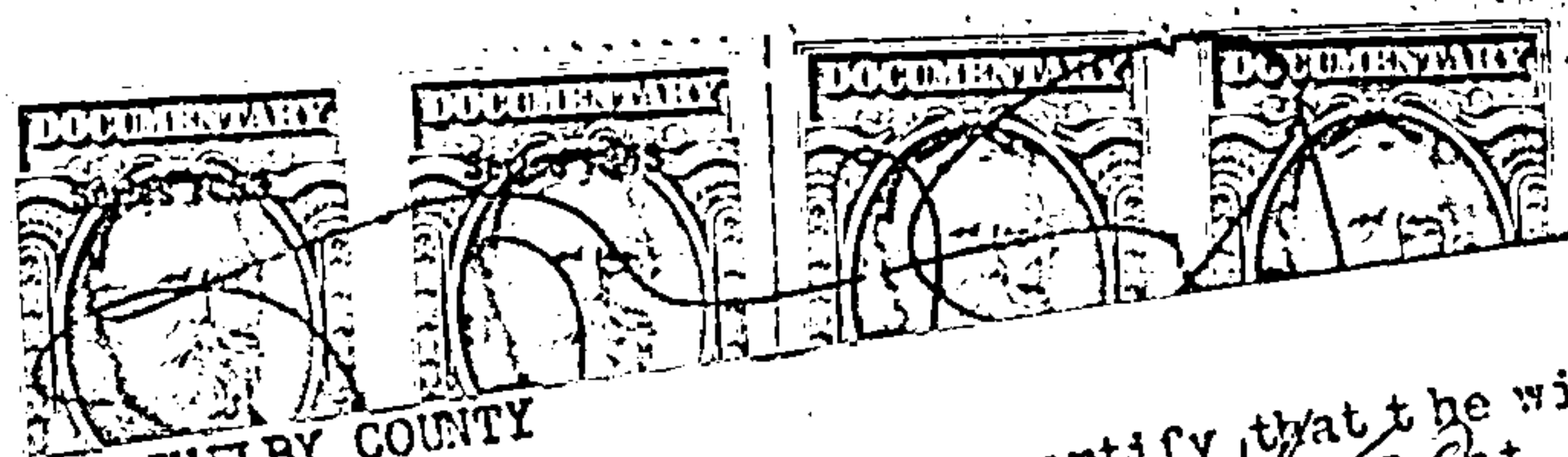
State of ALABAMA  
SHELBY COUNTY

I, Lanice Brasher a Notary Public in and for said County, in said State, hereby certify that L. H. Ellis and wife, Bertha Ellis 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 9th day of April, 1960.

Lanice Brasher

Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 27th day of April 1960 at 4:00 M. o'clock and recorded in Deed Book 208 at page 222 on the 26 day of April 1960. Mortgage Tax 3.00 Deed Tax 3.00 has been paid.

Conrad M. Fowler  
Judge of Probate

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