

State of Alabama

SHELBY

County

3053

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE THOUSAND DOLLARS and other good and valuable consideration and the execution of a purchase money mortgage in the amount of \$2,250.00 to the undersigned grantor,

INDIAN SPRINGS RANCH CORPORATION

a corporation, in hand paid by JOSEPH D. SCHOEL and wife, LINA SCHOEL

the receipt whereof is acknowledged, the said INDIAN SPRINGS RANCH CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said JOSEPH D. SCHOEL and wife, LINA SCHOEL

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

SHELBY County, Alabama, to-wit:

Lot eight (8) named "Willow Run" in the Second Addition to Indian Springs Ranch, being a subdivision of a part of the southeast quarter of the northeast quarter of Section thirty-two and a part of the southwest quarter of the northwest quarter of section thirty-three all in township nineteen south of range two west situated in Shelby County, Alabama, according to the plat thereof prepared by Joseph D. Hennessy, Registered Civil Engineer, and recorded in the office of the Judge of Probate of Shelby County, Alabama, on February 26, 1960, in Map Record 4, Page 49, subject to easements and restrictions of record.

Subject to: Restrictions dated February 25, 1960, recorded in Deed Book 207, page 612 in the office of the Judge of Probate of Shelby County, Alabama; Utility easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 6th, 1958, and recorded in Deed Book 198, page 491, in Probate Office of Shelby County, Ala.; Line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, as follows: Deed Book 101, page 523, Deed Book 109, page 580; Deed Book 141, page 197.

JOSEPH D. SCHOEL and wife,

TO HAVE AND TO HOLD said property unto the said LINA SCHOEL

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 INDIAN SPRINGS RANCH CORPORATION

does for itself, its successors

and assigns, covenant with said JOSEPH D. SCHOEL and wife, LINA SCHOEL, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 JOSEPH D. SCHOEL and wife, LINA SCHOEL, their

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

IN WITNESS WHEREOF, The said

INDIAN SPRINGS RANCH CORPORATION

has hereunto set its

signature by F.E. Richardson

its

President,

who is duly authorized, on this 22nd day of April, 1960

INDIAN SPRINGS RANCH CORPORATION

ATTEST:

Emmett W. Cloud  
(Emmett W. Cloud)

Asst- Secretary.

By F.E. Richardson  
(F.E. Richardson) Vice-President.

208 PAGE 524



State of Alabama

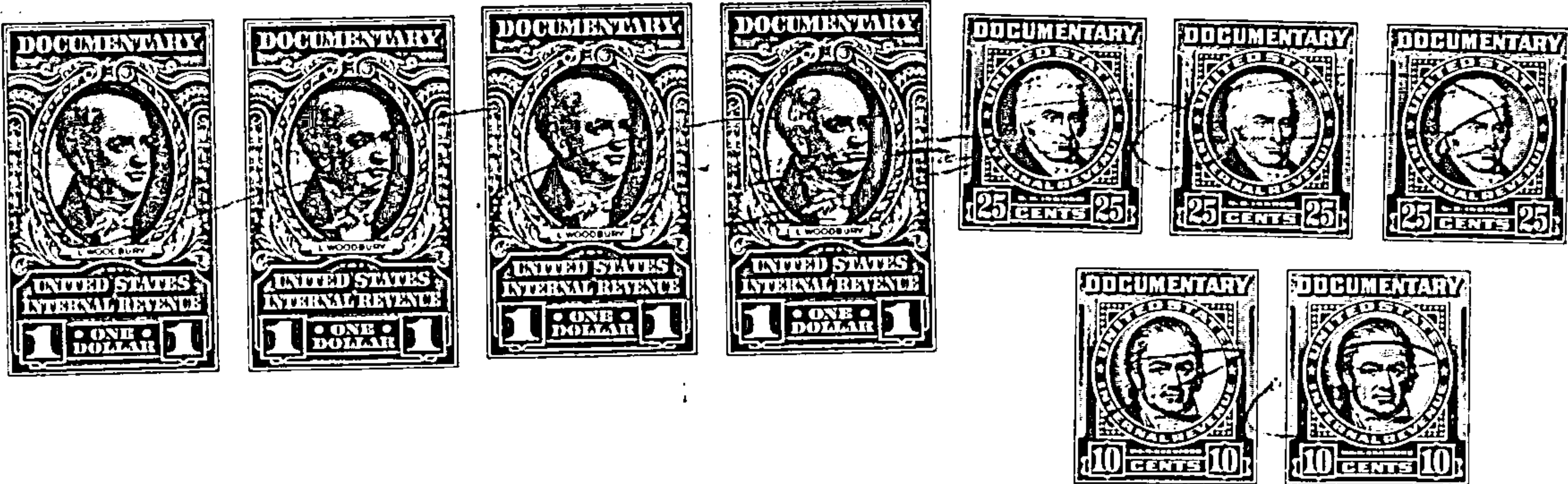
JEFFERSON

County

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said county in said state, hereby certify that F.E. Richardson, whose name as President of the INDIAN SPRINGS RANCH CORPORATION, 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 22nd day of April, 1960

*Margaret Seruige*  
Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 22nd day of April 1960 at 10 o'clock and recorded in Book 224 at page 526 on the 3 day of May 1960. Mortgage Tax \_\_\_\_\_ Deed Tax 2.50 has been paid.

*Conrad M. Fowler*  
Judge of Probate

BOOK 208 PAGE 525