

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Ten (\$10.00) Dollars and other considerations. DOLLARS

to the undersigned grantors Frank E. Clements and wife, Ophelia Clements

in hand paid by Troy A. Macoy and wife, Martha P. Macoy

the receipt whereof is acknowledged we the said Frank E. Clements and wife, Ophelia Clements

do grant, bargain, sell and convey unto the said Troy A. Macoy and wife, Martha P. Macoy

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

Shelby County, Alabama, to-wit:

"All that part of the East half of the Northeast Quarter of Section 16, Township 19, Range 2 East, described as beginning at the Northeast corner of said Section 16, and run thence South along the East line of said Section to the Southeast corner of said East half of the Northeast Quarter of said Section 16; run thence North 87 degrees and 30 minutes West a distance of 105 feet; run thence North 2 degrees and 30 minutes West a distance of 840 feet; run thence North 13 degrees and 30 minutes West 253.7 feet; run thence North 8 degrees and 30 minutes West a distance of 1003 feet; run thence North 2 degrees and 30 minutes West a distance of 525 feet, more or less, to the North line of said Section 16; run thence North 87 degrees and 30 minutes East, a distance of 261.4 feet to the point of beginning." Specifically excepted from the hereinabove recited real estate and not conveyed herein as follows, "All that real estate and land lying North of Shelby County paved Highway Number 35."

TO HAVE AND TO HOLD Unto the said Troy A. Macoy and wife, Martha P. Macoy

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 seals

this 1st day of February, 1960

WITNESSES:

James H. Sharbitt
As to each grantor.

Frank E. Clements (Seal.)
Ophelia Clements (Seal.)
(Seal.)
(Seal.)

Frank E. Clements and wife,

Ophelia Clements

TO

Troy A. Macoy and wife,

Martha P. Macoy

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 11

day of May 1960

at 8 o'clock P.M. and was duly re-

corded in Volume 208 of Deeds

at page 636, and examined

Judge of Probate.

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State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Frank E. Clements and wife, Ophelia Clements 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February 1960.

James H. Sharbutt As Notary Public

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the day of February 1960, came before me the within named Ophelia Clements known to me to be the wife of the within named Frank E. Clements 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 1st day of February 1960.

James H. Sharbutt As Notary Public

STATE OF ALABAMA
SHELBY CO
has been paid
in instrument
liby law.
CONRAD

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 11 day of May 1960 at 8 P.M. o'clock and recorded in Deed Book 208 at page 636 on the 11 day of May 1960. Mortgage Tax has been paid. Deed Tax 1.50 has been paid.

Conrad M. Fowler
Judge of Probate

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