

Total 28,000.00
see entry 267
page 122

1256

THE STATE OF ALABAMA)
SHELBY COUNTY)
)

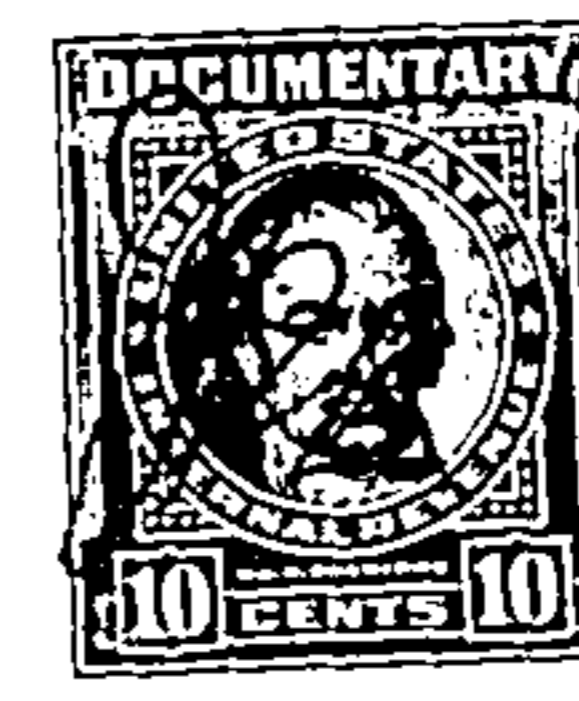
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Eight Thousand One Hundred and no/100 Dollars and execution of purchase money mortgage, to the undersigned grantor, James Roy Moncus, in hand paid by Steve Russo and wife Julia Early Russo, the receipt whereof is acknowledged, we, the said James Roy Moncus, and wife, Gladys McCain Moncus, do grant, bargain, sell and convey unto the said Steve Russo and wife, Julia Early Russo, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land in the West 1/2 of Section 28, Township 19 South, Range 2 West in Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the West 1/2 of Section 28; thence Westerly along the South line of said Section 28, a distance of 590.00 feet to the point of beginning of the tract of land herein described; thence 86 degrees 45' 15" to the right and northerly and parallel to the East line of said West 1/2 of Section 28, 2417.00 feet; thence 58 degrees 44' to the right and northeasterly 282.85 feet; thence 90 degrees 00' to the left and northwesterly 178.35 feet to the Southerly Right-Of-Way line of the Cahaba Valley Road; thence 90 degrees 29' to the left and southwesterly along said Southerly Right-Of-Way line 667.07 feet to the northeast corner of that certain tract of land conveyed to Hubert K. and Dorothy Christine Joiner by deed recorded in Deed Book 169 on page 391, in the Office of the Judge of Probate of Shelby County, Alabama; thence 90 degrees 00' to the left and southeasterly along the easterly line of said tract of land 210.00 feet; thence 90 degrees 00' to the right and southwesterly 210.00 feet to the southwest corner of the above described tract of land; thence continue southwesterly along the last above described course and along the southerly line of that certain tract of land conveyed to Bruce Bailey by deed recorded in Deed Book 176 on page 192, in the Office of the Judge of Probate of Shelby County, Alabama, 312.19 feet to the intersection with an old fence line; thence 90 degrees 46' to the left and southeasterly along said fence line 176.41 feet; thence 2 degrees 17' 30" left and southeasterly along said fence line 99.86 feet; thence 6 degrees 35' 20" left and southeasterly along said fence line 156.84 feet; thence 6 degrees 34' right and southeasterly along said fence line 290 feet, more or less, to the center line of the Cahaba Valley Creek; thence westerly, southwesterly and southerly along the center line of said Cahaba Valley Creek as fixed and shown by Map dated October 23rd, 1958, made by Shepard, Winters and Hennessey in September, 1958, to an intersection with the South line of Section 28, Township 19 South, Range 2 West, thence Easterly along the South line of said Section 28, a distance of 815 feet, more or less, to the point of beginning.

EXCEPT

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(Except)

A tract in the Northeast corner of the above described property, which excepted tract is particularly described as follows: Commence at a point 590 feet West of the Southeast corner of the West one-half of Section 28, Township 19 South, Range 2 West, thence North 2417 feet to the point of beginning of the excepted tract, thence 58 degrees 44' right 282.85 feet, thence 90 degrees 00' left 178.35 feet to the Southerly right of way line of The Cahaba Valley Road; thence 90 degrees 29' to the left and Southwesterly along said Southerly right of way line 282.85 feet, thence Southwesterly in a direct line 175.96 feet to point of beginning of the excepted Tract.

TO HAVE AND TO HOLD Unto the said Steve Russo and wife, Julia Early Russo, 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 on this 1st day of July 1960.

James Roy Moncus (SEAL)
James Roy Moncus

Gladys McCain Moncus (SEAL)
Gladys McCain Moncus

THE STATE OF ALABAMA

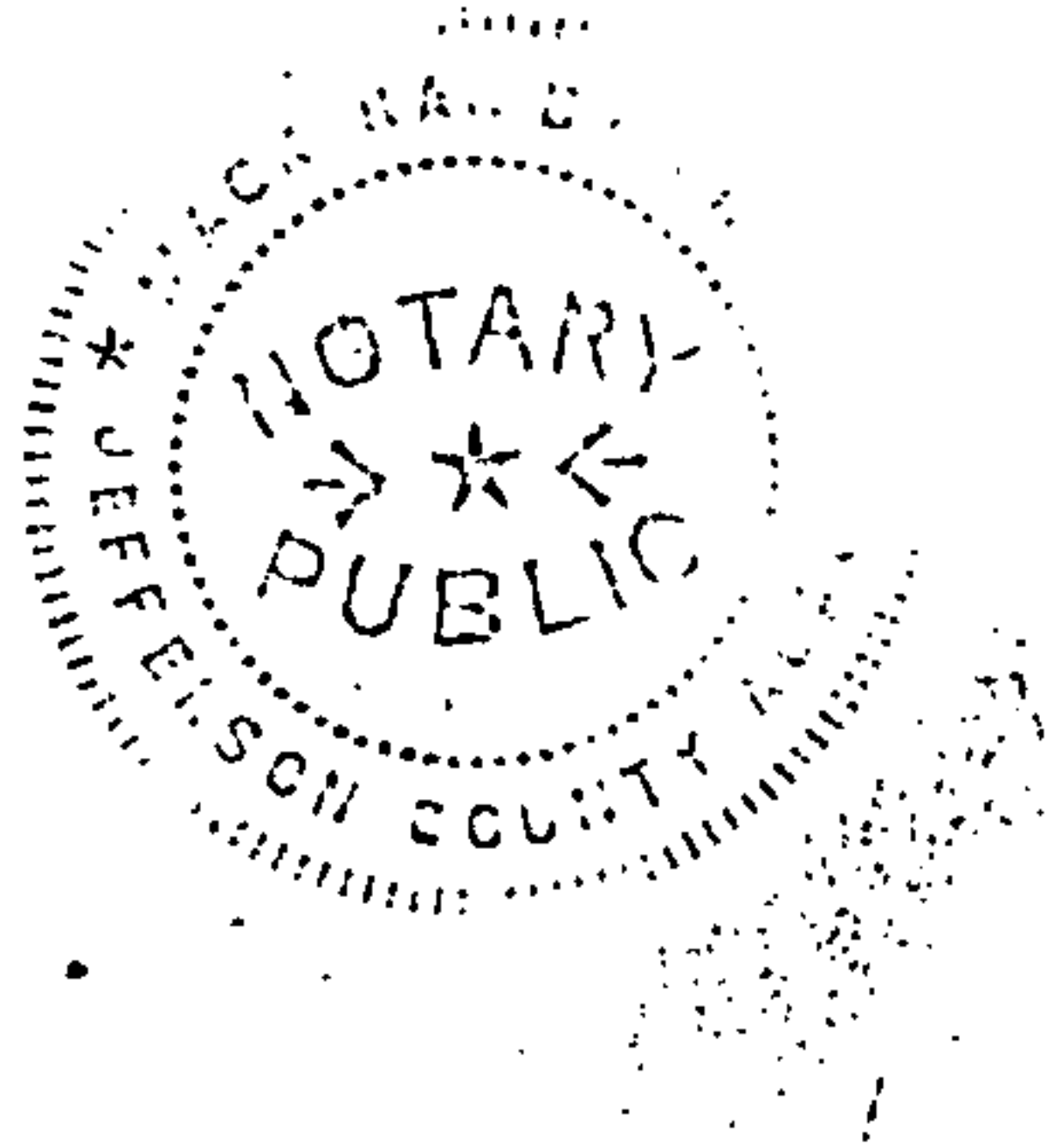
JEFFERSON COUNTY

I, Mack Hamby, Jr.

a Notary Public in and for said County, in said State, hereby certify that James Roy Moncus and wife, Gladys McCain Moncus, 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 1st day of July, 1960.

Mack Hamby, Jr.
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 12 day of July 1960 at 9 A.M. o'clock and recorded in deed Book 210 at page 65 on the 13 day of July 1960.
Mortgage Tax Deed Tax 8.50 has been paid.

Conrad M. Fowler
Judge of Probate

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