

State of Alabama

4359

KNOW ALL MEN BY THESE PRESENTS,

Shelby

County

That in consideration of Five hundred & 00/100-----(\$500.00)----- DOLLARS

to the undersigned grantor Boyd W. and Ruth S. Williamson

in hand paid by G. W. and Abby Osborne

the receipt whereof is acknowledged we the said Boyd W. and Ruth S. Williamson

do grant, bargain, sell and convey unto the said G. W. and Abby Osborne

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

Shelby County, Alabama, to-wit: Begin at the north east corner of the south west quarter of the north east quarter of Section 26, Township 19 Range 1 West, and run, along the east boundary of said forty, south 3 degrees east 179.0 feet, to a point where the east boundary of said forty intersects the south line or margin of the right of way of what is known as the Florida Short Route, and thence along the south line or margin of said Highway, south 73 degrees 15 minutes west 326.0 feet, to the point of beginning of the lot herein conveyed, and from said point of beginning, continue along the south margin or line of said Highway, south 73 degrees 15 minutes west 222.0 feet, thence south 2 degrees 15 minutes east 315.0 feet, thence north 87 degrees 30 minutes east 210.0 feet, thence north 2 degrees 15 minutes west 386.0 feet to the point of beginning of the lot herein conveyed, and containing 1.70 acres, more or less, and being a part of the south west quarter of the north east quarter of Section 26, Township 19, Range 1 West, excluding a portion of the above description in the north west corner as follows: beginning at the north west corner of above described real estate, and running east 50.0 feet along margin of the right of way of U. S. Highway 280, then turn 90 degrees south 150.0 feet, then west 88 degrees 33 minutes 97.57 feet to west boundary line, then north 73 degrees 37 minutes 155.0 feet along west boundary line to the point of beginning.

TO HAVE AND TO HOLD Unto the said G. W. and Abby Osborne

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 seal,

this day of

WITNESSES:

*gc justice*



..... (Seal.)  
..... (Seal.)  
..... (Seal.)  
..... (Seal.)

BOOK 210 PAGE 161

Boyd W. and Ruth S. Williamson

TO

G. W. and Abby Osborne

*W. F. 1*  
*Stonewall, Va.*

**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 on the 20 day of July 1960 and recorded in Book 17-34-60 page 11 and Deed and the Mortgage 50 and the Mortgage 50 Deed Tax of \$ 20 has been paid.  
*E. M. Fowler*  
Judge of Probate

Fee \$

*1.45*  
*.50*

*1.95*  
*2.30*

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of *Alabama* }  
*St Clair* COUNTY }

I, *J. C. Justice, Justice of Peace* a Notary Public in and for said County, in said State, hereby certify that *Boyd W. and Ruth S. Williamson*

whose names *we* 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 7

day of May 1960

*J. C. Justice*  
*Justice of Peace* Notary Public.

BOOK 210 PAGE 162

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 20 day of July 1960 at 10 M. o'clock and recorded in Book 17-34-60 at page 11 on the 26 day of July 1960.  
Mortgage Tax \_\_\_\_\_ Deed Tax 20 has been paid.

*Conrad M. Fowler*  
Judge of Probate