

State of Alabama

SHELBY

County

5363 See mtg 268 pgs 225  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of - - - - SIX THOUSAND AND NO/100 - - - - - DOLLARS  
and the execution of a purchase money mortgage for \$12,000.00  
to the undersigned grantor S. M. Steen

in hand paid by W. N. Barrington, Jr. and Rexena H. Barrington

the receipt whereof is acknowledged we the said  
S. M. Steen and wife, Roma T. Steen

do grant, bargain, sell and convey unto the said  
W. N. Barrington, Jr. and wife, Rexena H. Barrington  
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Part of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commencing at NE corner of said forty and run South along East line of said forty, 392 feet to point of beginning of tract herein described; thence turn angle of 77 deg. 02' to right and run 410.48 feet; thence turn angle of 77 deg. 02' to left and run Southerly to North line of Valleydale Highway right of way; thence in an Easterly and Northeasterly direction along North right of way line of said Highway to intersection of Eastline of said forty acres; thence run North along East line of said forty acres to point of beginning.

Also all that part of the S $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West, that lies Northwest of Valleydale Highway right of way, EXCEPTING that tract sold to E. C. Reynolds and wife, Lula Mae Reynolds as described in Deed Book 195 on Page 454 in Probate Office of Shelby County, Alabama.

The sum total of both parcels being nine (9) acres, more or less.  
Minerals and mining rights excepted to all of above lands.

TO HAVE AND TO HOLD Unto the said  
W. N. Barrington, Jr. and wife, Rexena H. Barrington


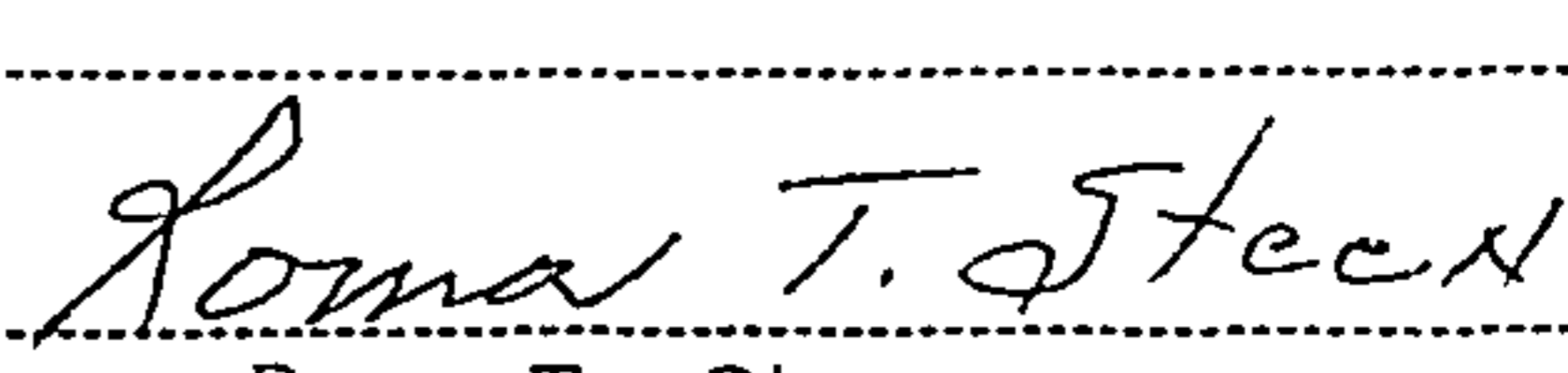
as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the 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, except taxes due October 1, 1960, and

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 13th day of May, 1960.

WITNESSES:

 (Seal.)  
S. M. Steen  
\_\_\_\_ (Seal.)  
 (Seal.)  
Roma T. Steen  
\_\_\_\_ (Seal.)

BOOK 211 PAGE 253

DOUGLAS & McINTOSH REALTY CO.

Rental - Sales - Insurance

8 No. 21st St. Phone AL 1-7133

BIRMINGHAM 3, ALABAMA

TO

# 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 21 day  
of Sept 1960 at 2 o'clock PM  
and recorded in West Book 211 page 603  
and the Mortgage Tax of \$ 6.00  
Deed Tax of \$ 2.00 has been paid.

Fee \$ 1.48 Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED AUTHORITY

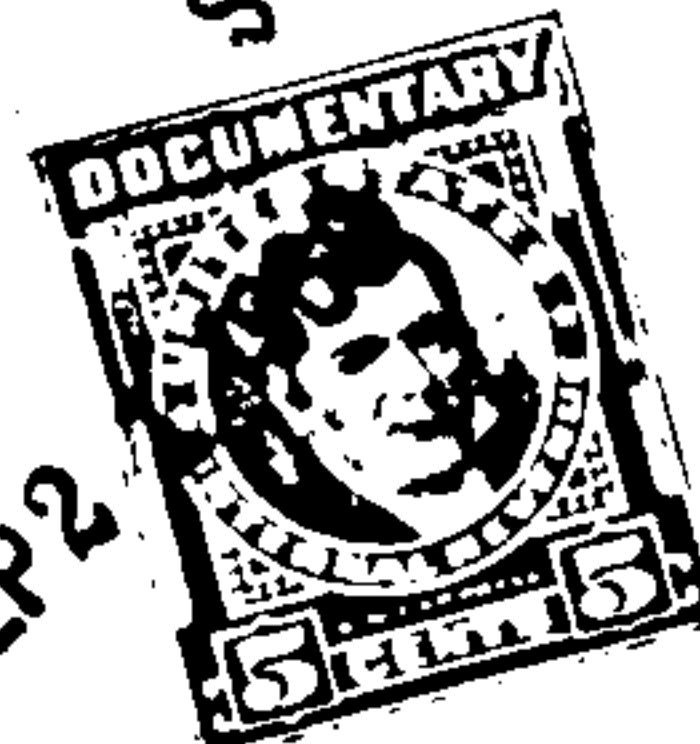
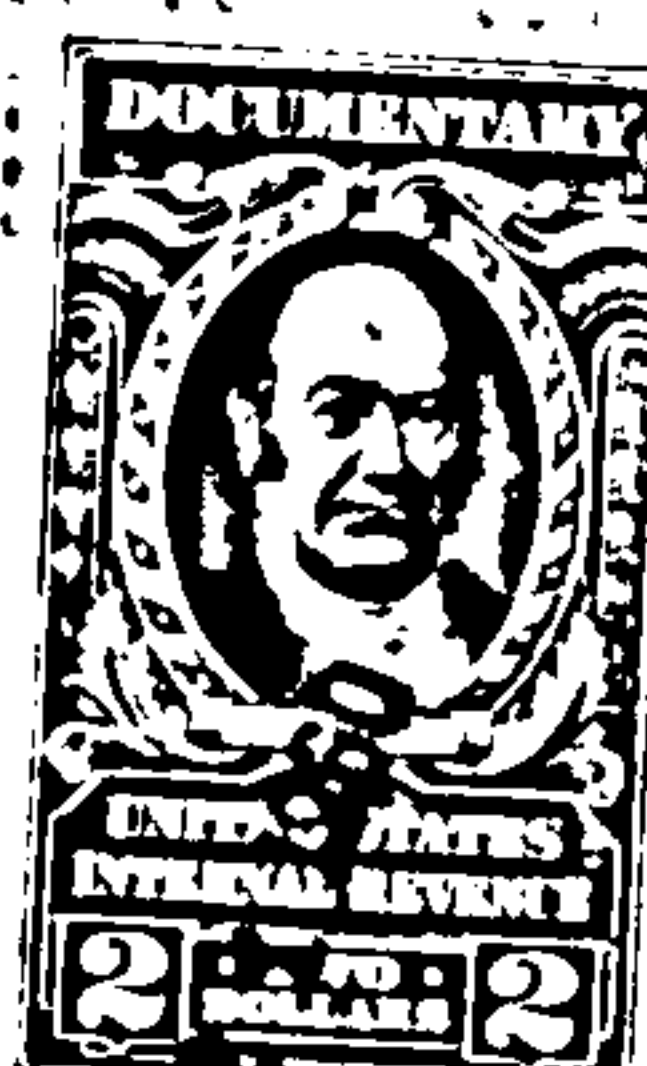
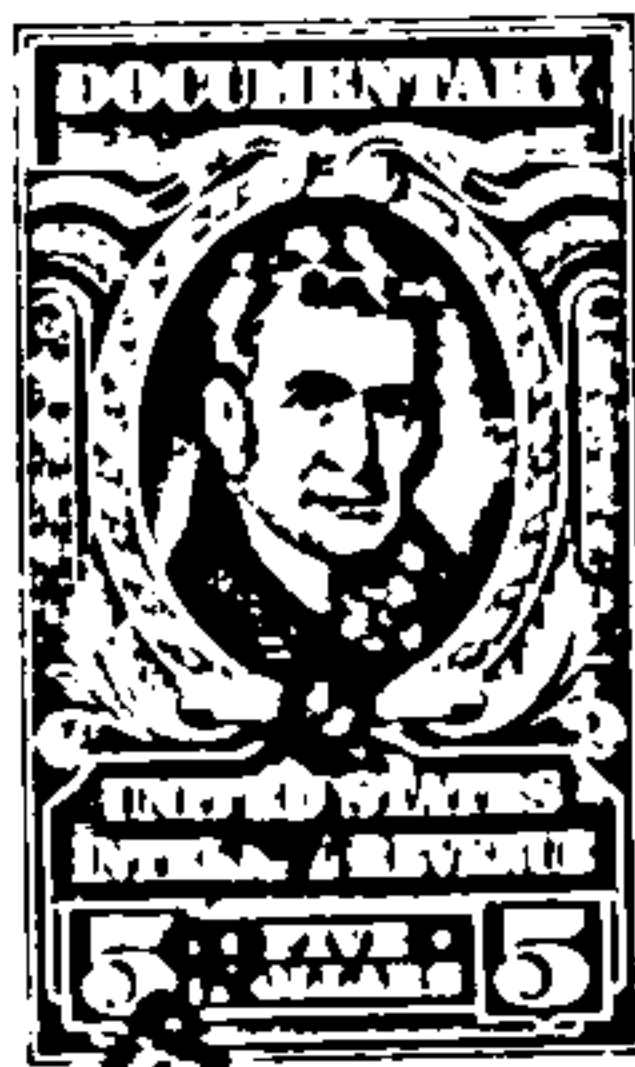
a Notary Public in and for said County, in said State,

hereby certify that S. M. Steen and wife, Roma T. Steen

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 13th day of May, 1960.

Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed is filed  
for record in this office on the 21 day of Sept 1960 at 2 o'clock PM  
recorded in West Book 211 page 603 on the 21 day of Sept 1960.  
Mortgage Tax 6.00 Deed Tax 2.00 has been paid.

Conrad M. Fowler  
Judge of Probate

211 PAGE 254

BOOK