

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One

DOLLARS

to the undersigned grantor W. G. Gentry and wife, Lessie Mae Gentry

in hand paid by J. H. Gentry and Christine Gentry

the receipt whereof is acknowledged we the said

W. G. Gentry and wife, Lessie Mae Gentry

do grant, bargain, sell and convey unto the said

J. H. Gentry and Christine Gentry

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

Shelby

County, Alabama, to-wit:

Commence at the northwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 3, Township 24, Range 13 East and run thence south along the west line of said forty acres 66 yards to the point of beginning of the land herein conveyed; thence run east and parallel with the north line of said forty acres 440 yards; thence run south and parallel with the west line of said forty acres 66 yards; thence run west and parallel with the north line of said forty acres 440 yards; thence run north along the west line of said forty acres 66 yards to the point of beginning.

Subject to the right of the grantors herein, their successors and assigns, to use that certain well situated in the north portion of the above described tract of land, with the provision that the grantors, their successors and assigns shall pay one-half of the cost for the operation and maintenance of the pump situated in said well and the maintenance of the water pipes thereto. If at any time the grantors, their successors and assigns determine not to use said well, then it is understood and agreed they will not be obligated to pay any portion toward the maintenance of the same.

There is also conveyed herein a 20' easement, being 10 feet wide on either side of the present road running north and south across the above land, for roadway purposes.

TO HAVE AND TO HOLD Unto the said J. H. Gentry and Christine Gentry

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 28<sup>th</sup> day of October, 1960.

WITNESSES:

W. G. Gentry (Seal.)  
Lessie Mae Gentry (Seal.)  
(Seal.)  
(Seal.)

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 28 day of Oct 1960 at 8 M. o'clock and recorded in Book 212 at page 159 on the 1 day of Nov 1960. Mortgage Tax \_\_\_\_\_ Deed Tax 1.50 has been paid.

Conrad M. Fowler  
Judge of Probate

BOOK 212 PAGE 159

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 28 day  
of Oct 1960 at 10 o'clock A.M.  
and recorded in deed Book 272 at page 159  
and the Mortgage Tax of \$ 1.45  
Deed Tax of \$ 1.45 has been paid.

Fee \$ 1.45  
Judge of Probate

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

State of ALABAMA  
SHELBY COUNTY

I, Martha B. Jaine a Notary Public in and for said County, in said State,  
hereby certify that W. G. Gentry and wife, Lessie Mae Gentry  
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 28<sup>th</sup> day of October, 1960.

Martha B. Jaine  
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 28 day of Oct 1960 at 8 A.M. o'clock and  
recorded in deed Book 272 at page 159 on the 1 day of Nov 1960.  
Mortgage Tax        Deed Tax 1.50 has been paid.

Conrad M. Fowler  
Judge of Probate

BOOK 212 PAGE 160