

State of Alabama

Shelby

County

535

Know All Men By These Presents,

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

to the undersigned grantor Carrie Kimbrough, an unmarried woman

in hand paid by

Dr. John E. Sears & wife, Margaret Sears

the receipt whereof is acknowledged I the said Carrie Kimbrough, an unmarried woman

do grant, bargain, sell and convey unto the said Dr. John E. Sears & wife, Margaret

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

Shelby County, Alabama, to-wit:

"Commence at the SW 1/4 of the SE 1/4, Sec. 28, T-19-S, R-2-E; thence run East along said quarter-quarter Section line a distance of 496.80 feet; thence turn an angle of 60 deg. 15 min. to the left and run a distance of 148.52 feet to a point on a County road and the point of beginning; thence turn an angle of 14 deg. 04 min. to the left and run a distance of 258.75 feet to a point on the South line of U. S. Hwy. #280; thence turn an angle of 100 deg. 06 min. to the right and run along said Hwy. a distance of 75.0 feet; thence turn an angle of 1 deg. 51 min. to the right and run 75.0 feet; thence turn an angle of 80 deg. 56 min. to the right and run a distance of 190.74 feet to the point on said County road; thence turn an angle of 73 deg. 24 min. to the right and run along said County road a distance of 150.00 feet to the point of beginning, situated in the SW 1/4 of the SE 1/4, Sec. 28, T-19-S, R-2-E, Shelby County, Alabama."

It is hereby agreed and covenanted by and between the parties herein that the Grantor, Carrie Kimbrough, shall have the right to remove all buildings situated on the premises hereinabove recited within a twelve month period from execution date hereof.

TO HAVE AND TO HOLD Unto the said Dr. John E. Sears & wife, Margaret Sears

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 8th day of October, 1960.

WITNESSES:

Handwritten signature: x Carrie Kimbrough (Seal.)

James N. Shubert (Seal.)
Miss Robert Hawk (Seal.)

BOOK 212 PAGE 195

Kimbrough, an unmarried

TO

John F. Sears & wife,

Garet Sears

WARRANTY DEED

GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

do hereby certify that the within deed was

in this office for record on the

of 1960

at o'clock M. and was duly re-

corded in Volume 212 of Deeds

and examined.

Judge of Probate.

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Carrie Kimbrough, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October 1960.

As Notary Public

State of

COUNTY

I, do hereby certify that on the day of 1960, came before me the within named known to me to be the wife of the within named 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 day of 1960.

As Notary Public

STATE OF ALABAMA SHELBY COUNTY CONRAD M. FOWLER JUDGE OF PROBATE I hereby certify that has been paid on the within instrument as required by law.

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 31 day of Oct 1960 at 8 o'clock and recorded in deed Book 212 at page 195 on the 1 day of Nov 1960 Mortgage Tax Deed Tax 80 has been paid.

Conrad M. Fowler Judge of Probate

BOOK 212 PAGE 196