

657

Of 3000.00
see mtg 269 page 82

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED DOLLARS and other good and valuable considerations and the execution of a Purchase Money Mortgage in the amount of \$2,500.00

to the undersigned grantor, INDIAN SPRINGS RANCH CORPORATION

a corporation, in hand paid by EARL T. KINZER and wife, WILHELMINA S. KINZER

the receipt whereof is acknowledged, the said INDIAN SPRINGS RANCH CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said

EARL T. KINZER and wife, WILHELMINA S. KINZER

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

SHELBY County, Alabama, to-wit:

Lot Four(4) in Block Five (5) in Indian Springs Ranch, being a subdivision of a part of the North half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 29; a part of the Southwest Quarter of the Southwest Quarter of Section 28; a part of the East half of the Northeast Quarter of Section 32; and a part of the West half of the Northwest Quarter of Section 33; all in Township 19 South, of Range 2 west, situated in Shelby County, Alabama, according to the plat thereof prepared by A.A.Winters, Registered Surveyor, and recorded in the office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29, subject to easements and restrictive covenants of record.

Subject to: Line permits running to Alabama Power Co. dated Aug. 18, 1955, Sept. 1, 1955; Sept. 2, 1955; & Oct. 6, 1958, and recorded respectively, in the Probate Office of Shelby County, Alabama, in Deed Book 176, Pages 73, 71, 75, and in Deed Book 198, Page 491; Restrictions dated Sept. 25, 1958, and recorded in Deed Book 195, Page 467, in the Probate Office of Shelby County, Alabama; Right of Way deed dated Jan. 8, 1948, from Fannie F. Johnson, a single woman, to Shelby County, recorded in Deed Book 135, Page 7, in the said Probate Office.

EARL T. KINZER and wife,
WILHELMINA S. KINZER

TO HAVE AND TO HOLD said property unto the said

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 said INDIAN SPRINGS RANCH CORPORATION does for itself, its successors

and assigns, covenant with said EARL T. KINZER and wife, WILHELMINA S. KINZER, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

EARL T. KINZER and wife, WILHELMINA S. KINZER, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

INDIAN SPRINGS RANCH CORPORATION

has hereunto set its

signature by F.E. Richardson

its

President,

who is duly authorized, on this 25th day of October, 1960

INDIAN SPRINGS RANCH CORPORATION

ATTEST:

Emmett W. Cloud
(Emmett W. Cloud) Assistant Secretary.

By F.E. Richardson
(F.E. Richardson) Vice-President.

BOOK 212 PAGE 264

W. Hall

INDIAN SPRINGS RANCH CORPORATION

TO

EARL T. KINZER and wife,

WILHELMINA S. KINZER.

**CORPORATION
WARRANTY DEED
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 the office of record for record on
of *11/18/60* at *11-15-60*
and was in *deed* recorded
page *266* and numbered *11-15-60*
and the mortgage tax of *3.00*
Deed Tax of \$ *3.00* has been paid

Fee \$ *1.41*
Judge of Probate *Wm. D. Smith*

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. *3.00*

TITLE INSURANCE — ABSTRACTS *1.41*

TRUSTS

BIRMINGHAM, ALABAMA

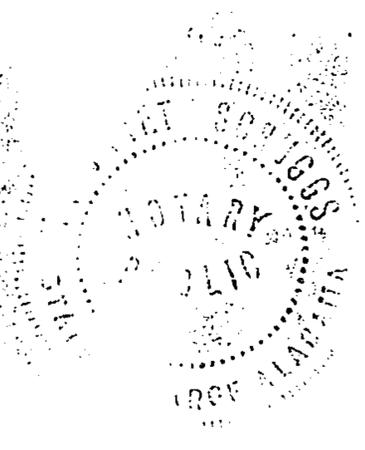
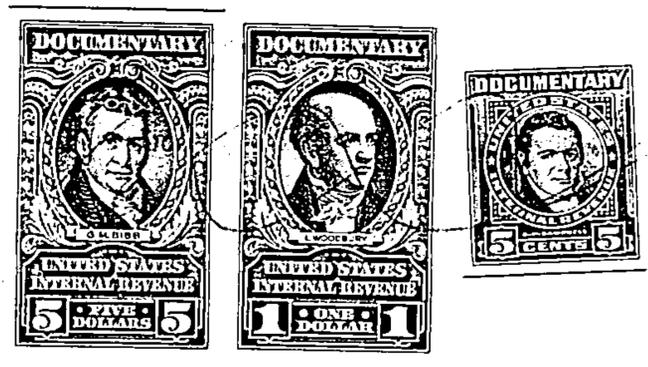
4.81

State of Alabama
JEFFERSON County

I, The undersigned _____, a Notary Public in and for said
county in said state, hereby certify that F.E. Richardson
whose name as President of the Indian Springs Ranch Corporation
a corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of October, 1960

Margaret Seruggo
Notary Public.



*Deed 11/8/60 493
Deed to 3.00 pd*