

State of Alabama

SHELBY

County

117 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor s, S. R. Stewart, Jr. and Geneva Stewart Kilgore

in hand paid by Allison L. Little and wife, Inez Nancy Cochran Little

the receipt whereof is acknowledged we the said S. R. Stewart, Jr. an unmarried man, and Geneva Stewart Kilgore and husband Harold Kilgore

do grant, bargain, sell and convey unto the said Allison L. Little and wife, Inez Nancy Cochran Little

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

Shelby County, Alabama, to-wit:

That certain parcel of land situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , section 24, Township 22, Range 3 West, described as follows: Commencing at the Northeast corner of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 24 and run thence South 2 deg. 33' East along the East boundary line of said 40 acres for a distance of 348 feet to a pipe driven in the ground for a point of beginning of the land herein described and conveyed; run thence west and parallel with the north boundary line of said NW $\frac{1}{4}$  and being the north line of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Sec. 24, for a distance of 446 feet to a point marked by a pipe driven in the ground; run thence north 2 deg. 33' West and parallel with the east boundary of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Sec. 24 for a distance of 100 feet to a point marked by an iron pipe; run thence West for a distance of 43.3 feet to a point marked by an iron pin on the SE margin of the right of way of a County Road recently constructed and known as new Newala public road; run thence south, 20 degrees and 14' west along said right of way of said new Newala public road for a distance of 81.59 feet to an iron pin; run thence south 16 degrees and 48' West along said Southeast right of way line of said new Newala public road for a distance of 741.55 feet to an iron pin; run thence East and parallel with the north boundary of said 40 acres for a distance of 766.97 feet to the east line of said 40 acres; run thence north 2 degrees 33' and 30" west along the east boundary of said 40 acres for a distance of 687.01 feet to point of beginning. Containing 10.35 acres, more or less.

Subject to 1961 taxes

TO HAVE AND TO HOLD Unto the said Allison L. Little and wife Inez Nancy Cochran Little

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 1961 taxes

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 10th day of December, 1960

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*S. R. Stewart, Jr.* (Seal.)  
S. R. Stewart, Jr.  
*Geneva Stewart Kilgore* (Seal.)  
Geneva Stewart Kilgore  
*Harold Kilgore* (Seal.)  
Harold Kilgore  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)

BOOK 213 PAGE 15

RETURN TO:

S. R. Stewart, Jr.

Et Al

TO

Allison L. Little

Ines Nancy Cochran Little

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 13 day  
of Dec 1960 at 8 o'clock P.M.  
and recorded in deed Record 12-13-60  
page 15 and examined 12-13-60  
and the Mortgage Tax of \$ 1.50 has been paid.  
Deed Tax of \$ 1.50 has been paid.

Fee \$ 2.50

Conrad M. Fowler  
Judge of Probate

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

14.85  
3.50  
2.50  
4.00

State of ALABAMA  
Jefferson COUNTY

I, THE UNDERSIGNED a Notary Public in and for said County, in said State,  
hereby certify that S. R. Stewart, Jr. an unmarried man  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this

16th day of December, 1960  
James W. Daniel  
Notary Public.

STATE OF ALABAMA  
Jefferson COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said  
County, in said State, hereby certify that Geneva Stewart Kilgore and  
husband, Harold Kilgore, whose names are signed to the foregoing con-  
veyance, and who are known to me, acknowledge 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 30th day  
of December, 1960.

James W. Daniel  
Notary Public

DOCUMENTARY DOCUMENTARY DOCUMENTARY DOCUMENTARY DOCUMENTARY

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 13 day of Dec 1960 at 8 M. o'clock and  
recorded in deed Book 213 at page 15 on the 13 day of Dec 1960.  
Mortgage Tax 1.50 Deed Tax 1.50 has been paid.

Conrad M. Fowler  
Judge of Probate

