

State of Alabama

SHELBY

County

1204

Know All Men By These Presents.

That in consideration of LOVE & AFFECTION & THE SUM OF ONE DOLLAR (\$1.00) DOLLARS

to the undersigned grantors J. Frank McEwen and wife, Eula Clyde McEwen

in hand paid by J. Frank McEwen and wife, Eula Clyde McEwen

the receipt whereof is acknowledged we the said J. Frank McEwen and Eula Clyde McEwen

do grant, bargain, sell and convey unto the said J. Frank McEwen and Eula Clyde McEwen

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

Shelby County, Alabama, to-wit:

All that part of the NE 1/4 of NE 1/4 of Section 22, Township 20 South, Range 1 East lying Northeast of the Wilsonville-Teague Bridge Public Road. Also the NW 1/4 of NW 1/4 of Section 23, Township 20 South, Range 1 East. Also the W 1/2 of NE 1/4 of NW 1/4; NW 1/4 of SE 1/4 of NW 1/4; all in Sec. 26, Tp 20 South, Range 1 East. EXCEPTING Highway right of way.

The NW 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 East, EXCEPTING Highway right of way.

The N 1/2 of SW 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 East, EXCEPT 2 1/7 acres described in Deed Book 73, page 629, said excepted property being described as follows: Beginning at the SE corner of said N 1/2 of SW 1/4 of NW 1/4 and running thence North 10 yards; thence West 70 yards; thence North 60 yards; thence West 140 yards; thence South 70 yards to the Southern boundary line of said N 1/2 of SW 1/4 of NW 1/4; thence East 210 yards to the point of beginning, containing 2 1/7 acres, more or less.

Subject to transmission line permits and public road rights of way of record.

TO HAVE AND TO HOLD Unto the said J. Frank McEwen and Eula Clyde McEwen

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 seal,

this 13th day of December, 1960.

WITNESSES:

J. Frank McEwen (Seal.)
(J. Frank McEwen)
Eula Clyde McEwen (Seal.)
(Eula Clyde McEwen)
(Seal.)
(Seal.)

BOOK 213 PAGE 41

*Ann Rivers*

FORM 207-A

TO

**WARRANTY DEED**  
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,  
*Wales W. Wallace*  
County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the 13  
day of Dec 1960  
at 8 o'clock P.M, and was duly re-  
corded in Volume 213 of Deeds  
at page 41, and examined.  
*Wales W. Wallace*  
Judge of Probate.

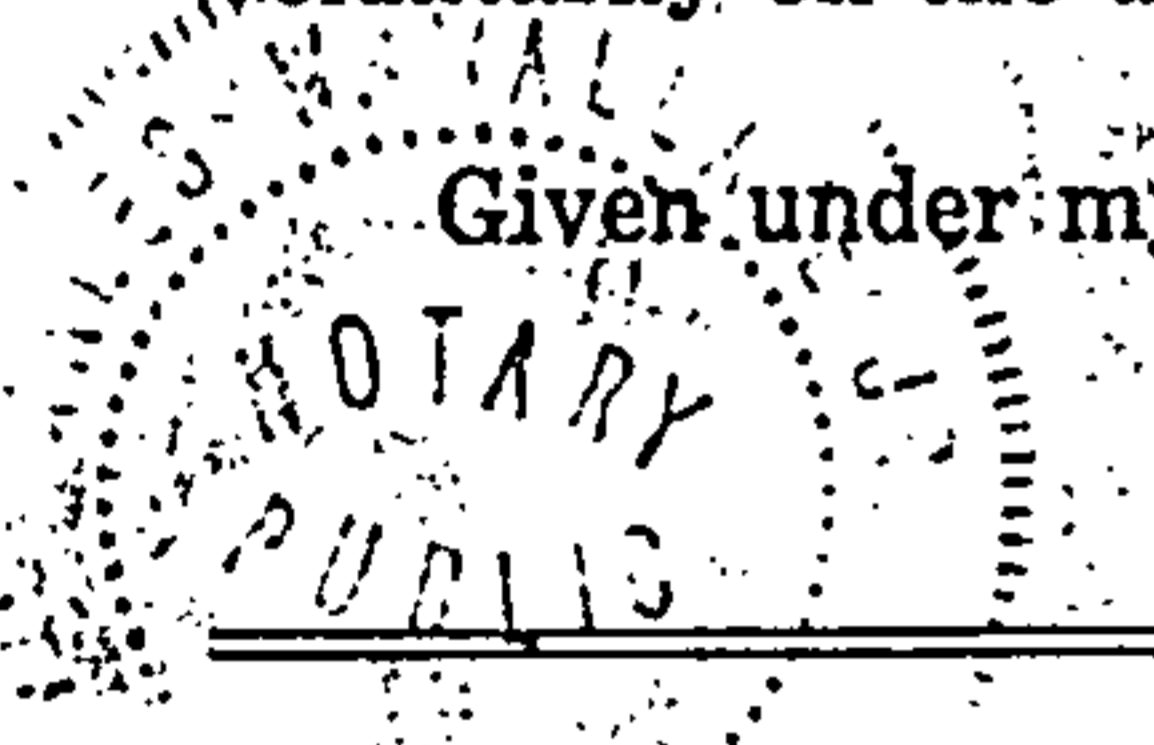
1.95

State of ALABAMA  
SHELBY COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State,  
hereby certify that J. Frank McEwen and Eula Clyde McEwen  
whose name s 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 December 19 60 .

*Wales W. Wallace, Jr.* As Notary Public



State of \_\_\_\_\_  
\_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, 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 \_\_\_\_\_ 19 \_\_\_\_\_ .

\_\_\_\_\_ As Notary Public

CONRAD M.  
JUDGE OF PROBATE

STATE OF ALA.  
SHELBY COU.  
I hereby ce  
Has been paid on  
in instrument as  
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 13 day of Dec 1960 at 8 M. clock, and  
recorded in Book 213 at page 41 on the 13 day of Dec 1960.  
Mortgage Tax \_\_\_\_\_ Deed Tax 57 has been paid.  
*Conrad M. Fowler*  
Judge of Probate

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