

KNOW ALL MEN BY THESE PRESENTS, That in consideraiont of Seven Thousand Five Hundred and no Dollars(\$7500.00) to the undersigned grantor,James Anthony Putman, As Executor of the Will of W.B.Lee,deceased, in hand paid by J.A.Dean and Pearl E.Dean,the receipt whereof is acknowledged, the said James Anthony Putman,as Executor of the Will of W.B.Lee,deceased, does grant,bargain,sell and convey unto the said J.A.Dean and Pearl E.Dean, as joint tenants,with right of survivorship,subject to the exceptions,rights and easements hereinafter set out,the following Real Estate situated in Shelby County, Alabama, viz:

A part of the N $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 26 Township 21 South Range 3 West,more particularly described as follows: Begin at the NW corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 26 and run along said line North 89 deg East 1009.6 feet;thence run South 2 deg 20' East 630.8 feet;thence run South 89 deg West along North line of Douglas property 1624.2 feet more or less to East right of way line of Siluria Montevallo Highway; thence along said right of way North 30 deg West 126.8 feet; thence continue along said right of way North 28 deg 30' West 232.8 feet;thence continue along said right of way North 25 deg 30' West 344 feet to North line of NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 26; thence run East along North line of last named forty to point of beginning, EXCEPTING that parcel in NW corner sold to Paul Lee as described in Deed Book 195 on Page 439, described as follows:

From the Northeast corner of NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26,Township 21, Range 3 West,run West along the North boundary of said NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26,Township 21,Range 3 West for 612.92 feet for the point of beginning of the land herein conveyed;continue West along the North boundary of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 26, for 220.2 feet,more or less,to the East right of way of the Siluria-Montevallo Road;thence turn an angle of 109 degrees 47 minutes to the left and run Southeasterly along the East right of way of the Siluria-Montevallo Road for 164.11 feet;thence turn an angle of 70 deg 13 min. to left and run in an East direction for 164.56 feet;thence turn an angle of 90 deg. to left and run North for 154.45 feet,more or less,to the point of beginning. This being a part of N $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ,Section 26,Township 21 South Range 3 West. Also. Begin at the Southwest corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ,Section 26, Township 21,Range 3 West,and run West along the South line of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 26 to the East right of way line of Siluria-Montevallo Highway; the thence North 20 deg. 30 min. West 303.8 feet; thence North 3 degrees West 42.5 feet; thence North 89 deg. East 1014.6 feet to the West line of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 26;thence South 2 deg. 20 min. East 327.4 feet to the beginning, situated in Shelby County, Alabama.

Said land herein conveyed us also subject to joint water rights and other privileges and easements conveyed by deed of W.B.Lee to James Anthony Putman dated August 25,1958,and recorded in the Probate Office of Shelby County,Alabama,in Deed Book 202 at Page 522as limited and explained by affidavit of James Anthony Putman recorded in the Probate Office of Shelby County, Alabama, in Deed Book 212 at Page 610.

There is also excepted from this conveyance Plantation Pipe Line easements, Public Road rights of ~~way~~ way and Transmissions/ Lines permits to Alabama Power Company.

TO HAVE AND TO HOLD Unto the said J.A.Dean abd Pearl E.Dean,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 survuves 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 comman.

And I do. for myself as Executor of the Last Will and Testament of W.B.Lee, deceased,covenant with the said grantees, their heirs and assigns that, I, as such Executor 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,as such Executor of the Will,and the devisees under the Will of W.B.Lee,deceased,



#2.

theirs 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, as such Executor of the Last Will and Testament of W. B. Lee, deceased, have hereunto set my hand and seal, this the 17th day of December, 1960.

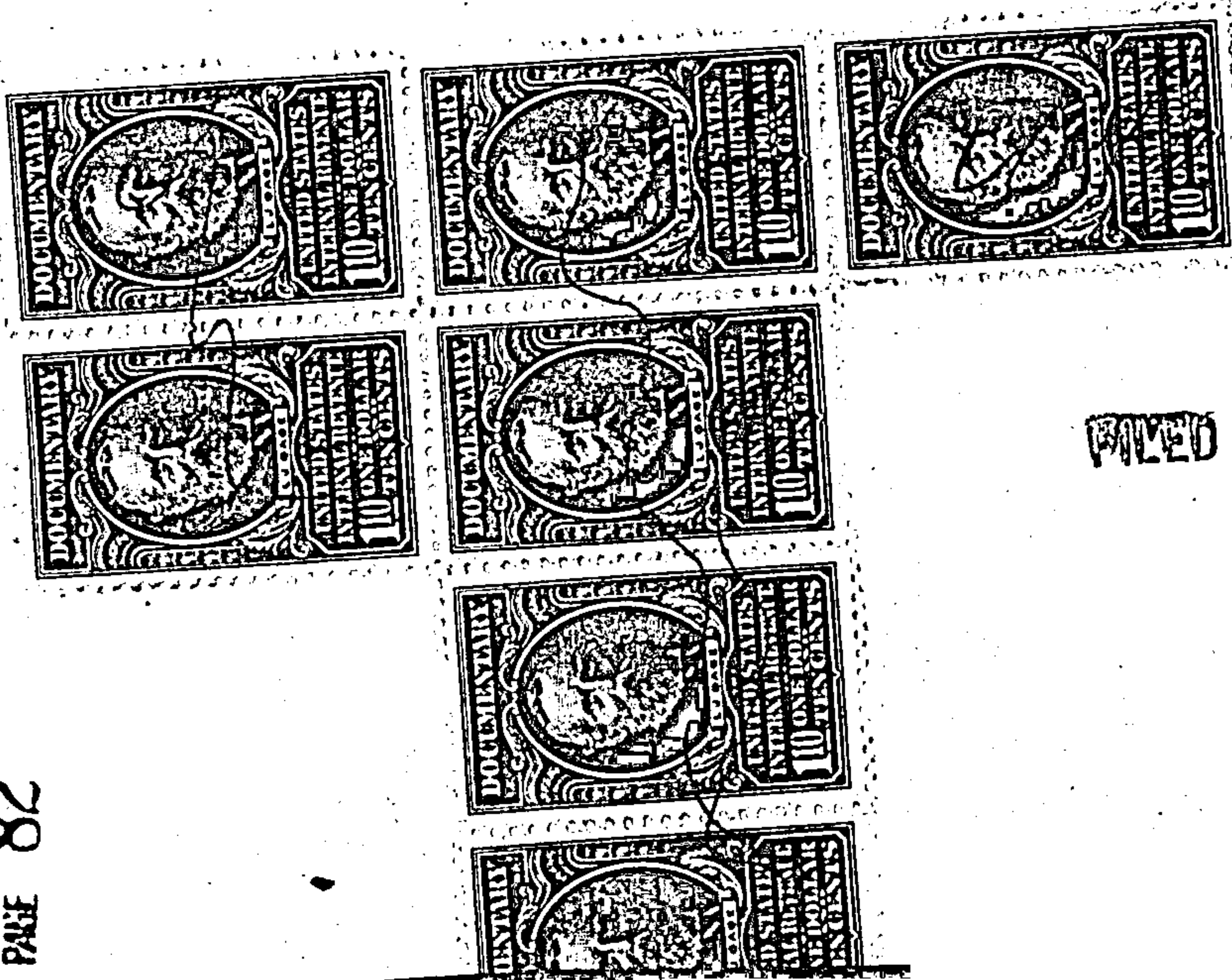
James A. Putman (SEAL)  
James Anthony Putman, as Executor of  
the Last Will and Testament of W.B. Lee,  
deceased.

STATE OF ALABAMA, )  
SHELBY COUNTY. )

I, Handy Ellis, a Notary Public State at Large for Alabama, hereby certify that James Anthony Putman, as Executor of the Last Will and Testament of W. B. Lee, deceased, whose name is signed to the foregoing conveyance, and who is, as such Executor known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of December, 1960.

Handy Ellis  
Notary Public State at Large for Alabama.



FILED 19 DECEMBER 1960

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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 19th day of Dec 1960 at 3 o'clock PM  
recorded in Deed Book 213 at page 27 on the 20th day of Dec  
Mortgage Tax        Deed Tax 27.50 has been paid.  
Conrad M. Fowler  
Judge of Probate