

1253

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of Seven Thousand Five Hundred and no Dollars(\$7500.00) to the undersigned grantor, James Anthony Putman, A s Executor of the Will of W.B.Lee, deceased, in hand paid by J.C.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.C.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 the North line of said forty 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 excepted; continue West along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 26, 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 164.11 feet; thence turn an angle of 70 deg 13 min. to left and run in an East direction 164.56 feet; thence turn an angle of 90 deg to left and run North 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.


Said land herein conveyed is 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 522 as 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 and Transmissions Lines permits to Alabama Power Company.

TO HAVE AND TO HOLD Unto the said J.C.Dean and 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 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 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, their 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 7th day of January, 1961.

This deed is executed to correct errors in that certain deed executed by grantor therein to grantees therein dated November the 17th., 1960 and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 213 at Page 81.

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

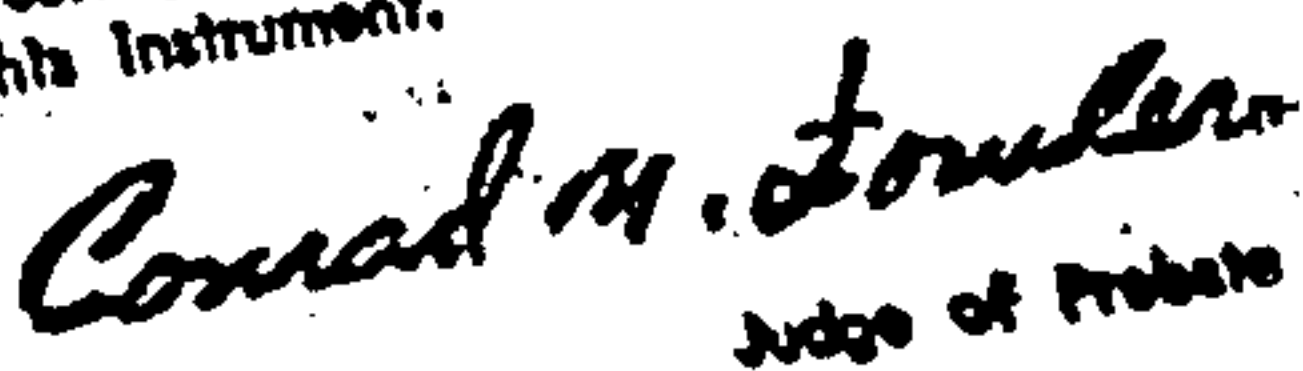
STATE OF ALABAMA,)
SHELBY COUNTY.)

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 7th day of January, 1961.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that no Deed Tax has been collected on this instrument.

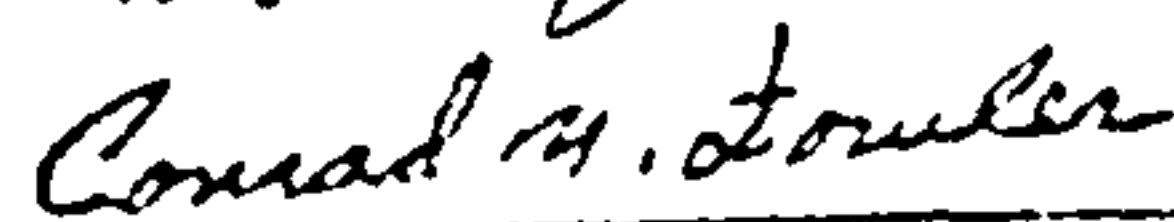
ACT NO. 769


Conrad M. Fowler
Judge of Probate


Notary Public State at Large for Alabama.

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 9th day of January, 1961, at 8:30 o'clock, and recorded in Deed Book 213 at page 10 on the 10th day of January, 1961. Mortgage Tax has been paid.


Conrad M. Fowler
Judge of Probate