

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE AND NO/100-----DOLLARS
and other good and valuable considerations

to the undersigned grantor Sadie Benson, a widow

in hand paid by Henry M. Wade, Jr., and wife Doris Wade

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Henry M. Wade, Jr., and wife Doris Wade

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

Shelby

County, Alabama, to-wit:

Lot No. 29 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, page 28, in the Office of Judge of Probate, Shelby County, Alabama. Said lot being more particularly described as follows: Commence at the Northwest corner of NE¼ of SE¼, Section 34, Township 24 North, Range 15 East and run North 88 deg. 12 min. East along the North boundary line of said Quarter-Quarter Section a distance of 125 feet to a point; run thence South 0 deg. 06 min. East a distance of 275 feet to the point of beginning of the lot herein conveyed; thence continue on the same straight line and run a distance of 100 feet; turn thence an angle to the left of 91 deg. 42 min. and run a distance of 50 feet; turn thence an angle to the left of 88 deg. 18 min. and run a distance of 100 feet; turn thence an angle to the left of 91 deg. 42 min. and run a distance of 50 feet to the point of beginning.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of lot conveyed and the North side of Waxahatchee Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks, or boat houses shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said Henry M. Wade, Jr., and wife Doris Wade

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 and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except ad valorem taxes for the year 1960.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal,

this 17th day of June, 1960.

WITNESSES:

W. W. Robinson

Sadie Benson (Seal.)

----- (Seal.)

----- (Seal.)

----- (Seal.)

BOOK 213 PAGE 589

TO

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 31 day of January 1961 at 8 o'clock A. M, and was duly recorded in Volume 2113 of Deeds at page 589, and examined.

Conrad M. Fowler
Judge of Probate.

State of ALABAMA
SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, a widow 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of June 1960.

W. W. Rabren
W. W. Rabren 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 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

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 31 day of June 1960 at 8 o'clock A. M, and recorded in 2113 at page 589 on the 31 day of June 1960. Mortgage Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate

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