

2070

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY ----- County

3500

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Hundred and no/100 Dollars (\$100.00) and other valuable consideration

to the undersigned grantors, James E. Morgan and wife, Ellarine C. Morgan,

in hand paid by Harold Welton Peak and wife, Joy Bethea Peak, and the execution of a purchase money mortgage to secure the balance of the purchase price, the receipt whereof is acknowledged, / we, the said James E. Morgan and wife, Ellarine C. Morgan,

do grant, bargain, sell and convey unto the said Harold Welton Peak and wife, Joy Bethea Peak,

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

Shelby ----- County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, thence run north along the west line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 671.65 feet to the SW corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence 90° 04' to the right in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 159.61 feet to a point in the centerline of a 20 foot wide chert road; said point being the point of beginning; thence continuing in an easterly direction along the last described course a distance of 504.91 feet to the SE corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence 90° 04' to the left in a northerly direction along the east line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$ a distance of 348.65 feet to a point; thence 72° 55' to the left in a northwesterly direction a distance of 163.03 feet to the center line of a 20 foot wide chert road; thence 73° 00' to the left in a southwesterly direction along the center line of the 20 foot wide chert road a distance of 197.01 feet to the point of curve (P.C.); thence in a curve to the right, having a radius of 686.87 feet and a central angle of 16° 34' a distance of 198.60 feet to the point of tangency (P.T.) of said curve; thence in the tangent to said curve, in a southwesterly direction along the centerline of the chert road, a distance of 136.07 feet to the point of beginning.

Anything herein to the contrary notwithstanding, it is understood and agreed by the grantees, as evidenced by their acceptance hereof, that the warranties herein contained, both express and implied, are made as of August 10, 1956, the date on which the grantees entered into possession of the property under lease sale contract of said date.

TO HAVE AND TO HOLD Unto the said Harold Welton Peak and wife, Joy Bethea Peak,

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, forourselves 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 ad valorem taxes for the current tax year;

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. except those claiming on account of said taxes.

In Witness Whereof, we have hereunto set our hands and seals

this 15 day of November, 1960.

WITNESSES:

L. R. Ward, Jr.
Davis M. Petway

James E. Morgan (Seal.)
James E. Morgan

(Seal.)

Ellarine C. Morgan (Seal.)
Ellarine C. Morgan

(Seal.)

BOOK 214 PAGE 7

RETURN TO: Harold Peck

At 418 952 - 01 Jan

James E. Morgan and wife,
Ellarine C. Morgan

TO

Harold Melton Peck and
wife, Joy Bethea Peck

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 9 day
of Feb 1961 at 2 o'clock P.M.
and recorded in Book 214
page 1 and examined 2261
and the Mortgage Tax of \$ 3.50
Deed Tax of \$ 1.45 has been paid.

Fee \$ 1.45 Judge of Probate
Conrad M. Fowler

3.50
1.45
4.95

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON ----- COUNTY

I, Edna S. Broyles,

a Notary Public in and for said County, in said State,

hereby certify that James E. Morgan and wife, Ellarine C. Morgan,

whose names 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

15

day of

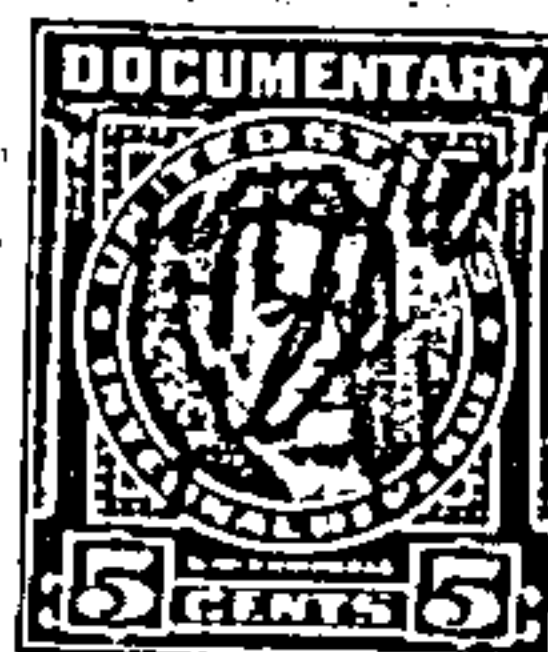
November

, 1960.

Edna S. Broyles

Notary Public, Alabama, State at Large
My Commission Expires June 29, 1964

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 9 day of Feb 1961 at 2 M. o'clock and
recorded in Book 214 at page 1 on the 14 day of Feb 1961.
Mortgage Tax 3.50 Deed Tax 1.45 has been paid.

Conrad M. Fowler
Judge of Probate