

State of Alabama

SHELBY County

2188
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred and no/100's (\$300.00)..... DOLLARS

to the undersigned grantors, William Evans, Sr., and unmarried man; Willie Ann Evans Deviner and husband, Lewis Deviner; Geneva Evans Leonard and husband, John Leonard; Peaches Evans Housch and husband, Matthew Housch; Alexander Evans, ~~and wife, Bell Evans~~; and Herman Evans, an unmarried man

in hand paid by
Charlie Cunningham and wife, Mattie Ruth Cunningham
the receipt whereof is acknowledged we the said William Evans, Sr., an unmarried man; Willie Ann Evans Deviner and husband, Lewis Deviner; Geneva Evans Leonard and husband, John Leonard; Peaches Evans Housch and husband, Matthew Housch; Alexander Evans and wife, Bell Evans; and Herman Evans, an unmarried man
do grant, bargain, sell and convey unto the said Charlie Cunningham and wife, Mattie Ruth Cunningham

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

Shelby County, Alabama, to-wit: Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 16, Township 22 South, Range 3 West and turning an angle of 24 degrees 22 minutes to the left from the East line of said quarter-quarter Section, run 182.10 feet to the point of beginning of the tract herein described: Thence turning an angle of 79 degrees 02 minutes to the left run 80.00 feet to a point; thence turning an angle of 75 degrees 30 minutes to the right, run 362.73 feet to a point; thence turning an angle of 100 degrees 37 minutes to the right, run 181.88 feet to a point; thence turning an angle of 107 degrees 17 minutes to the right, run 195.10 feet to a point; thence turning an angle of 73 degrees 16 minutes to the left, run 76.00 feet to a point; thence turning an angle of 72 degrees 24 minutes to the right, run 139.10 feet to the point of beginning. All of said tract lying in the Southeast quarter of the Southwest quarter of said Section 16 and containing 1.037 acres.

The above grantors, William Evans, Sr., Willie Ann Evans Deviner, Geneva Evans Leonard, Peaches Evans Housch, Alexander Evans, and Herman Evans expressly warrant that at the time of this conveyance they own the total interest in and to the above described property; that they are the children and the sole surviving heirs at law of William Evans, who died intestate in 1952. Said grantors further warrant that their mother, Lida Evans, who was the wife of said William Evans, died intestate in 1950 and that they, together with their brothers, Sherman Evans, Nathan Evans, and Robert Evans are all of the children which said William Evans and/or Lida Evans ever had and that said Sherman Evans, Nathan Evans, and Robert Evans have each died intestate, unmarried, and without children.

TO HAVE AND TO HOLD Unto the said Charlie Cunningham and wife, Mattie Ruth Cunningham, their

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 day of November, 1960.

WITNESSES:

William Evans Sr.
Willie Ann Evans Deviner & wife
Lewis Deviner

X Herman Evans (Seal.)
Alexander Evans (Seal.)
Geneva and Johnie Leonard (Seal.)
Peaches and Matthew Housch (Seal.)

Mr. Fred W. Reed Jr.
Notary Public, Georgia State at Large
My Commission Expires Feb. 17, 1967



BOOK 214 PAGE 80

RETURN TO:

WILLIAMS EVANS, SR., et al.

TO

CHARLIE CUNNINGHAM and

MATTIE RUTH CUNNINGHAM

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
of 1960 at 10 o'clock P.M.
and recorded in Book 214
page 88 and examined 2-21-61
and the Mortgage Tax of \$5.52
Deed Tax of \$5.52 has been paid

Fee \$ 1.45 Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I,

R. C. HENDERSON

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

hereby certify that William Evans, Sr., an unmarried man and Willie Ann Evans Deviner and
husband, Lewis Deviner
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

17th

day of November, 1960.

Notary Public.

R. C. Henderson

STATE OF GEORGIA

FULTON COUNTY

I,

a Notary Public in and for said County,

in said State, hereby certify that Geneva Evans Leonard and husband, John Leonard and
Peaches Evans Housch and husband, Matthew Housch, whose names are signed to the fore-
going 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

day of November, 1960.

Notary Public

STATE OF ILLINOIS, }
COOK COUNTY. } ss.

I, EDWARD J. BARRETT, County Clerk of the County of Cook, Do HEREBY CERTIFY that I am
the lawful custodian of the official record of Notaries Public of said County, and as such officer am duly authorized to issue

certificates of magistracy, that

Allen B. Hall
whose name is subscribed to the annexed Jurat, was, at the time of signing the same, a
Notary Public in Cook County, duly commissioned, sworn and acting as such, and authorized
to administer oaths and to take acknowledgments and proofs of deeds or conveyances of
lands, tenements or hereditaments, in said State of Illinois, all of which appears from the
records and files of my office; that I am well acquainted with the handwriting of said Notary,
and verily believe that the signature to the said Jurat is genuine.

The law of Illinois does not require the impression of the Seal of a Notary Public to be
filed in the County Clerk's Office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the County

of Cook at my office in the City of Chicago, in the said County, this

day of

DEC - 7 1960

19

Edward J. Barrett

County Clerk.

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 21st day of December, 1960 at 2 o'clock, and
recorded in Book 214 at page 88 on the 21st day of December,
Mortgage Tax 5.52