

State of Alabama

SHELBY County

260

600

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of ONE AND NO/100

to the undersigned grantors W. R. Dickinson and wife, Cora Lou Dickinson

in hand paid by Samuel M. Spates and wife, Nora Spates

the receipt whereof is acknowledged we the said W. R. Dickinson and Cora Lou Dickinson

do grant, bargain, sell and convey unto the said Samuel M. Spates and Nora Spates

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

Shelby County, Alabama, to-wit:

Commence at the NE corner of NE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 2 East; thence run West along North line of said Section a distance of 545.75 feet to the East right of way line of Highway 25; thence turn an angle of 63 deg. 50' to the left and run along said right of way a distance of 624.50 feet to point of beginning; thence continue in the same direction a distance of 44.17 feet to P.T. Sta. 803+82.4; thence turn an angle of 00 deg. 26' to the left and run a distance of 60.5 feet; thence turn an angle of 1 deg. 59' to the left and run a distance of 102.64 feet; thence turn an angle of 115 deg. 35' to the left and run a distance of 204.58 feet; thence turn an angle of 62 deg. 00' to the left and run a distance of 210.0 feet; thence turn an angle of 118 deg. 00' to the left and run a distance of 210.0 feet to the point of beginning, situated in the NE 1/4 of NW 1/4, Section 9, Township 20 South, Range 2 East.



TO HAVE AND TO HOLD Unto the said Samuel M. Spates and Nora Spates,

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 11th day of March, 1961.

WITNESSES:

W.R. Dickinson (Seal.)  
(W. R. Dickinson)

Cora Lou Dickinson (Seal.)  
(Cora Lou Dickinson)

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TO

471 Box 122

Alleganville

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within 13 was filed in this office for record the 13 day of March 1961 at 11 o'clock AM of 1961 and recorded in Book 214 at page 41 and examined 3/16/61 and the Mortgage Tax of \$ 1.41 has been paid. Deed Tax of \$ 1.16

Fee \$ 1.43 Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.41  
1.16  
2.57

State of ALABAMA }  
SHELBY COUNTY }

I, Mrs. J. W. Donahed a Notary Public in and for said County, in said State, hereby certify that W. R. Dickinson and wife, Cora Lou Dickinson 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 11<sup>th</sup> day of March, 1961.

Mrs. J. W. Donahed  
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within 13 was filed for record in this office on the 13 day of March 1961 at 11 o'clock and recorded in Book 214 at page 41 on the 13 day of March 1961. Mortgage Tax 1.41 Deed Tax 1.16 has been paid.

Conrad M. Fowler  
Judge of Probate

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