

## STATE OF ALABAMA

Shelby COUNTY

2761  
Know All Men By These Presents,

That in consideration of One Hundred and No/100

DOLLARS

to the undersigned grantors Johnnie Stewart and wife, Hattie Stewart

in hand paid by Charles Swain and wife, Gertrude Swain

the receipt whereof is acknowledged we the said Johnnie Stewart and wife,  
Hattie Stewartdo grant, bargain, sell and convey unto the said Charles Swain and wife,  
Gertrude Swain

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

Shelby County, Alabama, to-wit:

From the Southeast corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run West along the South boundary line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 1, T. 21 S., R. 3 W. for 664.96 feet; Thence turn an angle of 88 Degrees, 30 $\frac{1}{2}$  Minutes to the right and run Northerly 208.75 feet; Thence turn an angle of 71 Degrees, 32 Minutes to the right and run Northeasterly 168.10 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 97 Degrees, 30 Minutes to the left and run Northwesterly for 104.35 feet; Thence turn an angle of 97 Degrees, 30 Minutes to the right and run Northeasterly for 104.35 feet; Thence turn an angle of 82 Degrees, 30 Minutes to the right and run Southeasterly for 104.35 feet; Thence turn an angle of 97 Degrees, 30 Minutes to the right and run Southwesterly for 104.35 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, and being 0.25 acres, more or less.

EXCEPTING, from the above described land the Right of Way of the Alabama Power Co. as now located.

TO HAVE AND TO HOLD Unto the said Charles Swain and wife,  
Gertrude Swain

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 seals,

this 23<sup>rd</sup> day of March, 1961

WITNESSES:

Johnnie Stewart (Seal.)

Hattie Stewart (Seal.)

(Seal.)

(Seal.)

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Return to:

TO

10. 18335

Alabaster

WARRANTY DEED

JOINT GRANTEEES 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 26 day of March 1961 at 1 o'clock P. M. and was duly recorded in Volume 216 of Deeds at page 322, and examined.

11777. 1/16/61  
Judge of Probate.

STATE OF

Alabama

Shelby COUNTY

I, A. H. Adkins, a Notary Public in and for said County, in said State, hereby certify that Johnnie Stewart and Walter Stewart whose name 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 23<sup>rd</sup> day of March 1961

A. H. Adkins

As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that \$1.50 has been paid on the within instrument as required by law.

CONRAD M. FOWLER  
JUDGE OF PROBATE

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 26 day of March 1961 at 1 o'clock and recorded in Book 216 at page 322 on the 26 day of March 1961. Mortgage Tax Deed Tax has been paid.