

STATE OF ALABAMA

Shelby

COUNTY

3 11 0  
Know All Men By These Presents,

That in consideration of Sixty Five and no/100 \$ 65.00 DOLLARS

to the undersigned grantor Annie Green a widow

in hand paid by John Lee Allen and wife Louise Allen

the receipt whereof is acknowledged I the said Annie Green a widow

do hereby grant, bargain, sell and convey unto the said John Lee Allen and wife Louise Allen

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

Shelby

County, Alabama, to-wit:

From the Northeast corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run South along the East boundary line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 1, T. 21S., R. 3W. for 661.05 feet to the Northeast corner of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 1, T. 21S., R. 3W.; Thence turn an angle of 78 Degrees, 57 Minutes to the right and run Southwesterly for 358.72 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 68 Degrees, 39 Minutes to the left and run Southwesterly for 70.0 feet; Thence turn an angle of 93 Degrees, 00 Minutes to the right and run Northwesterly 65.5 feet; Thence turn an angle of 101 Degrees, 03 Minutes to the right and run Northeasterly 64.15 feet; Thence turn an angle of 71 Degrees, 01 Minutes to the right and run Southeasterly 50.0 feet, more or less, to the point of beginning.

This land being a part of Lot 27, Block A of Nickerson's Addition to Alabaster, as recorded in Map Book No. 3, Pages 61 and 69, in the Probate Office of Shelby County, Alabama, and situated in the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, and being 0.089 acres, more or less.

TO HAVE AND TO HOLD Unto the said

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and 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.

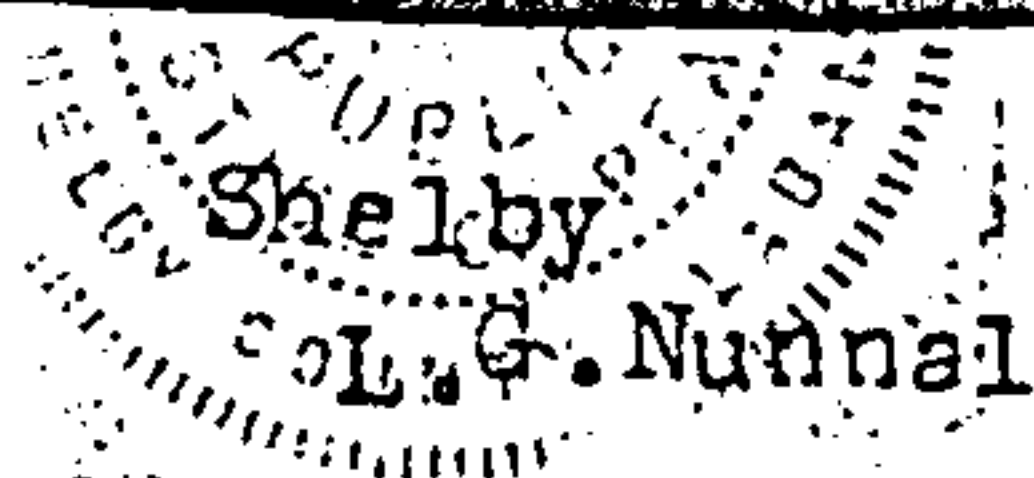
In Witness Whereof, I have hereunto set have hand and seal,

this 28th day of February 1961

WITNESSES:

*[Signature]* (Seal.)  
 \_\_\_\_\_ (Seal.)  
 \_\_\_\_\_ (Seal.)  
 \_\_\_\_\_ (Seal.)

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COUNTY

I, Col. G. Nunnally, a Notary Public in and for said County, in said State, hereby certify that Annie Green 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February 1961

[Signature] As Notary Public  
N.P. Ex-Officio, J.P.

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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 13 day of April 1961 at 10 o'clock, and recorded in deed Book 215 at page 183 on the 18 day of April 1961.  
Mortgage Tax deed Deed Tax deed has been paid.

Conrad M. Fowler  
Judge of Probate