

State of Alabama

SHELBY

County

32122
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS

to the undersigned grantor s R. M. Byrd and wife, Lucille N. Byrd

in hand paid by Leslie I. Newton and wife, Mary W. Newton

the receipt whereof is acknowledged we the said R. M. Byrd and Lucille N. Byrd

do grant, bargain, sell and convey unto the said Leslie I. Newton and Mary W. Newton
an undivided one half interest in and to
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34); the East half (E $\frac{1}{2}$) of Northeast Quarter (NE $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) and Southhalf (S $\frac{1}{2}$) of Northwest Quarter (NW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-three (33); and all that part of the Southeast Quarter (SE $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section thirty-three (33) lying south of Cunningham branch; and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-three (33), lying East of B.B.&B. Branch of the Southern Railway, West of the Elyton and Montevallo Public Road and South of a settlement road, containing 7 acres, more or less. Said land containing 337 acres, more or less, and being situated in Township 21, Range 3 West, Shelby County, Alabama.

As a part of the consideration hereof, grantees agree to assume and do by the acceptance hereof assume the obligation to pay half of the mortgaged indebtedness as the same shall become due, secured by that certain mortgage from Robert M. Byrd and wife, Lucille N. Byrd to H. W. James and wife, Eunice H. James, dated May 23, 1956, recorded in the Probate Office of Shelby County, Alabama in Mortgage Vol. 244, page 298.

As a further part of the consideration herein grantees agree to pay one half of the State and County annual taxes as the same shall become due, including but not restricted to the taxes for 1961.

TO HAVE AND TO HOLD Unto the said Leslie I. Newton and Mary W. Newton,

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 12th day of April, 1961.

WITNESSES:

BOOK 215 PAGE 141
R. M. Byrd (Seal.)
Lucille N. Byrd (Seal.)
(Lucille N. Byrd)
(Seal.)
(Seal.)

TO

1845 *Murphy*

Blom 16

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 *18* day
of *April* 19*61* at *10* o'clock *A*.M.
and recorded in *Deed* Record *215*
page *141* and examined *4-25-61*
and the Mortgage Tax of \$ *5.00*
Deed Tax of \$ *1.45* has been paid.

Fee \$ *1.45* Judge of Probate
Conrad M. Fowler

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of
SHELBY

ALABAMA
COUNTY

I, *R.C. HENDERSON* a Notary Public in and for said County, in said State,
hereby certify that *R. M. Byrd and wife, Lucille N. Byrd*
whose name *s* 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 *10th* day of *April* 1961.

R.C. Henderson
Notary Public.

215 PAGE 142
BUCK

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 *18* day of *April* 1961 at *10* M. o'clock, and
recorded in *Deed* Book *215* at page *141* on the *25* day of *April* 1961.
Mortgage Tax *5.00* Deed Tax *1.45* has been paid.

Conrad M. Fowler
Judge of Probate