

State of Alabama }
SHELBY County }

32X3

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and 00/100----- DOLLARS

to the undersigned grantors Pearl G. Haynes and husband Lon Haynes

in hand paid by James B. Thomas and wife, Elizabeth G. Thomas



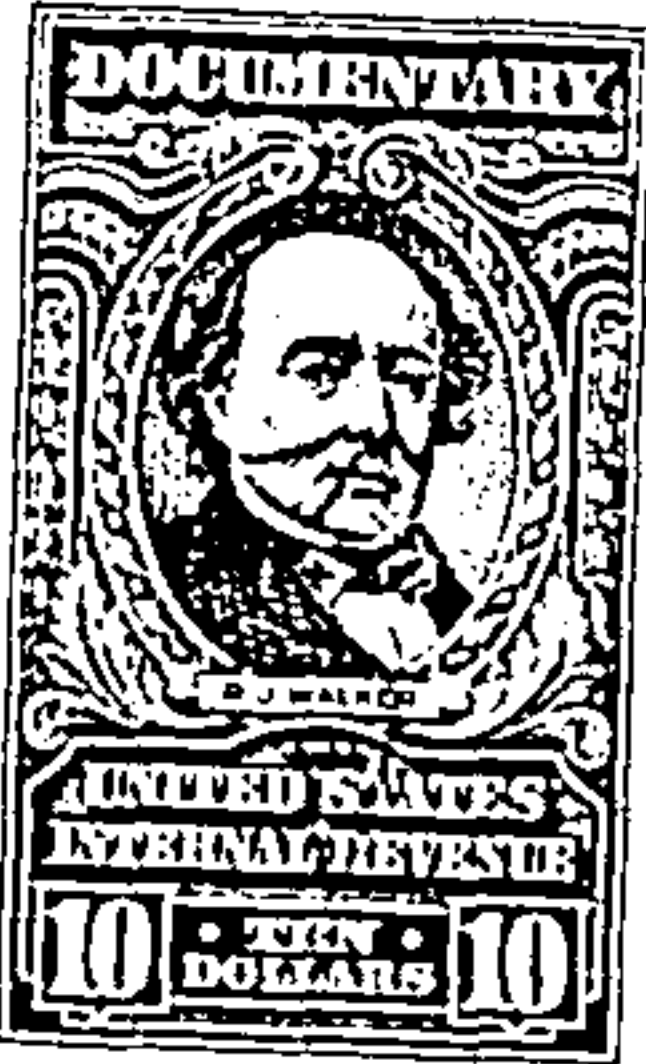
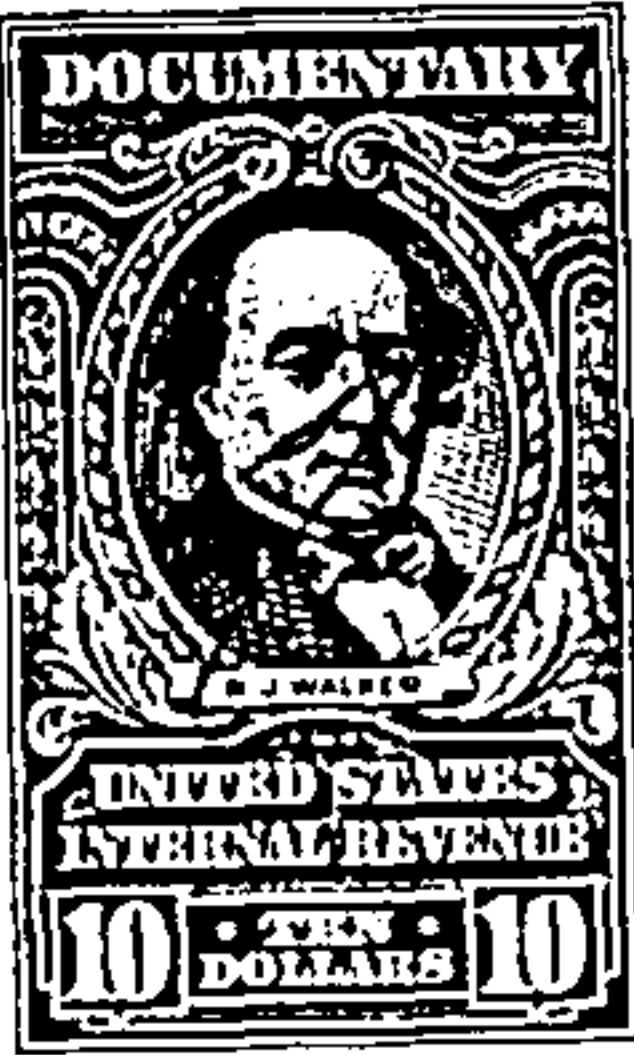
the receipt whereof is acknowledged we the said Pearl G. Haynes and husband, Lon Haynes

do grant, bargain, sell and convey unto the said James B. Thomas and wife, Elizabeth G. Thomas

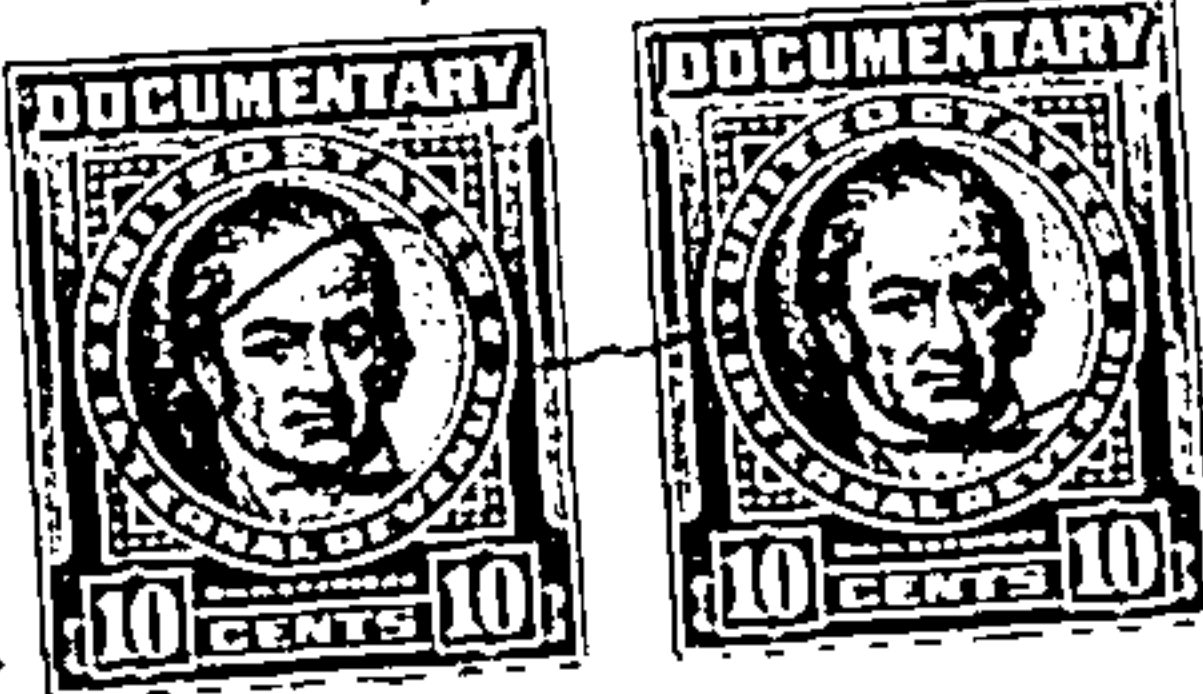
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A portion off the Northern side of Lot 20 according to map and survey of Cahaba River Estates, as recorded in Map Book 3, Page 11 in Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South Range 3 West and run North along East boundary line of said lot 20, for a distance of 175 ft. for point of beginning; thence turn an angle to left of 89° 20' 45" and run West along a line which is 175 ft. North of and parallel with the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 250 ft. to the West boundary of said Lot 20; thence to the right and run North along West boundary line of said Lot 20 for a distance of 305.0 ft. to the NW corner of said Lot; thence to the right and run Easterly along the Southern line of a road shown on said recorded map for 100 ft; thence to the left and continue along said road line for 165 ft. to the NE corner of Lot 20; thence to the right and run South along the East boundary line of said lot for a distance of 345. ft. to point of beginning, subject to an easement for road purposes across the East 10 ft. of above described property, which easement is described in Deed Book 145, Page 364. Minerals and mining rights excepted.



Subject to easements and restrictions of record.



TO HAVE AND TO HOLD Unto the said James B. Thomas and wife, Elizabeth G. Thomas

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, except 1961 taxes

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 hand^s and seal,^s
this 21st day of April, 1961

WITNESSES:

Billy West

Lon Haynes (Seal.)
Lon Haynes
Pearl G. Haynes (Seal.)
Pearl G. Haynes

_____ (Seal.)
_____ (Seal.)

BOOK 213 PAGE 170

RETURN TO
H. J. G. 11-21-64.

Pearl G. Haynes
TO

Conrad M. Fowler & wife
to husband & children

WARRANTY DEED

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 21st day
of April 1961 at 10 o'clock A.M.
and recorded in Deed Record 273
page 172 and examined
and the Mortgage Tax of \$
Deed Tax of \$22.00 has been paid.

Fee \$ 1.00
Judge of Probate

Jan 13 1936

2200
2300
23

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

Shelby Co.

State of ALABAMA
JEFFERSON COUNTY

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Pearl G. Haynes and husband, Lon Haynes
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 21st day of April, 1961.
Bicely West
Notary Public.

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 April 1961 at 10 o'clock A.M.
and recorded in Deed Book 273 at page 172 on the 21st day of April 1961.
Mortgage Tax \$22.00 Deed Tax \$22.00 has been paid.
Conrad M. Fowler
Judge of Probate