

State of Alabama

SHELBY

County

3290

Know All Men By These Presents,

That in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, as hereinafter set forth.

~~XXXXXXXXXX~~

to the undersigned grantor NELLIE BRANNON PHILLIPS

in hand paid by BURRELL BRANNON and MABLE HUDSON BRANNON

the receipt whereof is acknowledged I the said Nellie Brannon Phillips,
a widow

do grant, bargain, sell and convey unto the said BURRELL BRANNON and wife, MABLE HUDSON BRANNON

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

SHELBY

County, Alabama, to-wit:

From the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West run Easterly along the South boundary line of the said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 36, T.20S., R.3W. for 376.94 feet to a point on the West boundary line of Main Street of the 1st. Addition to Cedar Grove Estates, as recorded in Map Book 4, Page 22, in the Probate Office of Shelby County, Alabama.; Thence turn an angle of 75 Degrees, 30 Minutes to the left and run Northeasterly along the West boundary line of Main Street for 359.24 feet to the point of beginning of the land herein described and conveyed; Thence continue Northeasterly along the West boundary line of Main Street for 140.0 feet; Thence turn an angle of 90 Degrees, 00 Minutes to the left and run Northwesterly for 150.0 feet; Thence turn an angle of 110 Degrees, 08 Minutes to the left and run Southeasterly for 159.76 feet; Thence turn an angle of 69 Degrees, 52 Minutes to the left and run Southeasterly 95.0 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, including a part of Lot 13, Block 3 of the 1st. Addition to Cedar Grove Estates as recorded in Map Book 4, Page 22, in the Probate Office of Shelby County, Alabama, and being 0.422 acres, more or less.

The other valuable consideration hereinabove referred to is the love and affection of the grantor for the grantees, this being a deed of gift.

TO HAVE AND TO HOLD Unto the said Burrell Brannon and Mable Hudson Brannon

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 am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the current tax year.

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

this 21 day of April, 1961.

WITNESSES:

C. R. Smith

Bennie B. Smith

Nellie Brannon Phillips (Seal.)
NELLIE BRANNON PHILLIPS

(Seal.)

(Seal.)

(Seal.)

NELLIE BRANNON PHILLIPS

TO

BURRELL BRANNON and wife,

MABLE HUDSON BRANNON

Alabama, Book 323

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 April 19 61

at 8 o'clock M, and was duly re-

corded in Volume 215 of Deeds

at page 196 and examined.

W. M. Fowler
Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, Mrs. Iris P. Gosnell, a Notary Public in and for said County, in said State, hereby certify that NELLIE BRANNON PHILLIPS 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of April 19 61.

Mrs. I. P. Gosnell As Notary Public

State of

COUNTY

I, do hereby certify that on the day of 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19 .

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that \$ 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 was filed for record in this office on the day of 196 at M. o'clock, and recorded in Book 215 at page 196 on the 2 day of May 196 Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate