

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ----- ONE AND NO/100-----DOLLARS
and other good and valuable considerations

to the undersigned grantors J. M. Crawford and wife Norma Jean Crawford

in hand paid by Otha Cagle and wife Ruby Jean Cagle

the receipt whereof is acknowledged we the said J. M. Crawford and wife Norma Jean Crawford

do grant, bargain, sell and convey unto the said Otha Cagle and wife Ruby Jean Cagle

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

Shelby

County, Alabama, to-wit:

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 177.48 ft. to the West R.O.W. line of the Columbiana-Shelby Highway and the point of beginning; thence turn an angle of 65 deg. 31 min. to the Right and run along said R.O.W. line a distance of 65.13 ft.; thence turn an angle of 90 deg. 13 min. to the Right and run a distance of 69.64 ft. to the East R.O.W. line of the Louisville & Nashville Railroad; thence turn an angle of 94 deg. 16 min. to the Right and run along said R.O.W. line a distance of 296.58 ft.; thence turn an angle of 88 deg. 05 min. to the Right and run a distance of 51.48 ft. to the West R.O.W. line of the Columbiana-Shelby Hwy.; thence turn an angle of 88 deg. 41 min. to the Right and run along the R.O.W. line of said Hwy a distance of 228.60 ft. to the point of beginning; Situated in the SW¼ of SW¼ of Section 25, and the NW¼ of the NW¼ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

This deed is executed for the purpose of perfecting the title of grantees to the above described property.

TO HAVE AND TO HOLD Unto the said Otha Cagle and wife Ruby Jean Cagle

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 ad valorem taxes for the year 1961.

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 3rd day of May, 1961.

WITNESSES:

J. M. Crawford

Norma Jean Crawford

(Seal.)

(Seal.)

(Seal.)

(Seal.)

TO

Att. Legal

WARRANTY DEED

JOINT GRANTEES 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 4

day of May 1961

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

corded in Volume 213 of Deeds

at page 292, and examined.

Conrad M. Fowler
Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that J. M. Crawford and wife Norma Jean Crawford 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 3rd day of May 1961

As Notary Public

W. W. Rabren
W. W. Rabren

State of

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 4 day of May 1961 at 8 M. o'clock and recorded in Book 213 at page 292 on the 9 day of May 1961.
Mortgage Tax _____ Deed Tax 5 has been paid.

Conrad M. Fowler
Judge of Probate