

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 grantor Sadie Benson a widow

in hand paid by Aubrey L. Salter and wife Ruth M. Salter

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Aubrey L. Salter and wife Ruth M. Salter

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

Shelby

County, Alabama, to-wit:

Lot No. 3, as per map of Benson's Camp on Waxahatchie Creek which is re-
corded in Map Book 4 at page 28 in the Office of Judge of Probate, Shelby
County, Alabama.

Grantor further conveys to grantees the right of ingress and egress over and
across the strip of land reserved by grantor situated between the South line
of lots described in said Map and the North side of Waxahatchie Creek.

All lots are for residential purposes only and dwellings are restricted to
a minimum cost of \$1500.00. No structure of a temporary nature, such as
trailers, tents, shacks or boat houses shall be used as a residence, either,
temporarily or permanently.

TO HAVE AND TO HOLD Unto the said Aubrey L. Salter and wife Ruth M. Salter

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 ad valorem taxes for the year 1961.

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 9th day of May, 1961.

WITNESSES:



Sadie Benson (Seal.)
Sadie Benson

_____ (Seal.)

_____ (Seal.)

_____ (Seal.)

TO

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 9

day of May 1961

at 2 o'clock PM, and was duly re-

corded in Volume 215 of Deeds

at page 445 and examined.

Conrad M. Fowler
Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May 1961.

Oliver P. Head
Oliver P. Head

As Notary Public

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State, 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 with-
in 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 deed was filed for record in this office on the 9 day of May 1961 at 2 o'clock and recorded in 215 Book 445 at page 445 on the 9 day of May 1961. Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler
Judge of Probate