

State of Alabama }
SHELBY County }

3578

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 (\$100.00)-----DOLLARS
and other good and valuable considerations.

to the undersigned grantors Samuel C. Robinson and wife, Mary R. Robinson

in hand paid by Kyle F. Brown, Jr. and wife, Lois N. Brown

the receipt whereof is acknowledged we the said Samuel C. Robinson and wife,
Mary R. Robinson

do grant, bargain, sell and convey unto the said Kyle F. Brown, Jr. and wife,
Lois N. Brown

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

Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14
Township 21 Range 3 West, and proceed North along said line 250'
to the public road known as Smokey Road, thence cross said road
thence follow said road East 460' to the point of beginning of the
land belonging to the Grantors herein, Samuel C. Robinson and wife,
Mary R. Robinson, thence North 595' to a point of beginning; thence
East 180' along the North boundry of the property deeded to
Mrs. Joyce Huett, recorded in Deed book 185 at page 149, in the
Office of the Judge of Probate of Shelby County, Alabama, to the
Western border of a 30' right-of-way, thence North 125' along said
Western border of said right-of-way thence West 180', thence South
125' to the point of beginning; all of said property being situated
in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14 Township 21, Range 3 West.

As a part of the consideration hereof, Grantees assume and agree to
pay that certain mortgage in favor of Jefferson Federal Savings &
Loan Association, Homewood Branch, Birmingham, Alabama, in the
principal sum of Five Thousand Five Hundred Dollars (\$5,500.00), as
recorded in the office of Judge of Probate of Shelby County, Alabama,
in Mortgage book 269 at page 597.

TO HAVE AND TO HOLD Unto the said Kyle F. Brown, Jr. and wife, Lois N. Brown

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 current taxes and the balance due on
abovesaid mortgage, which the Grantees assume and agree to pay.

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 seals

this day of / 9 April, 1961.

WITNESSES:

R. H. Butler

Lanada Harper

Samuel C. Robinson (Seal.)

Mary R. Robinson (Seal.)

..... (Seal.)

..... (Seal.)

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SAMUEL C. ROBINSON and wife,

MARY R. ROBINSON

Chellie

KYLE F. BROWN, JR. and wife,

LOIS N. BROWN

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 *10* day
of *April* *1961* at *10* o'clock *A.M.*
and reported in *Deed* record of *15*
page *422* and examined *5.16.61*
and the Mortgage Tax of \$ *32*
Deed Tax of \$ *32* has been paid.

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

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. *1.45*
TITLE INSURANCE — ABSTRACTS *52*
TRUSTS
BIRMINGHAM, ALABAMA *1.95*

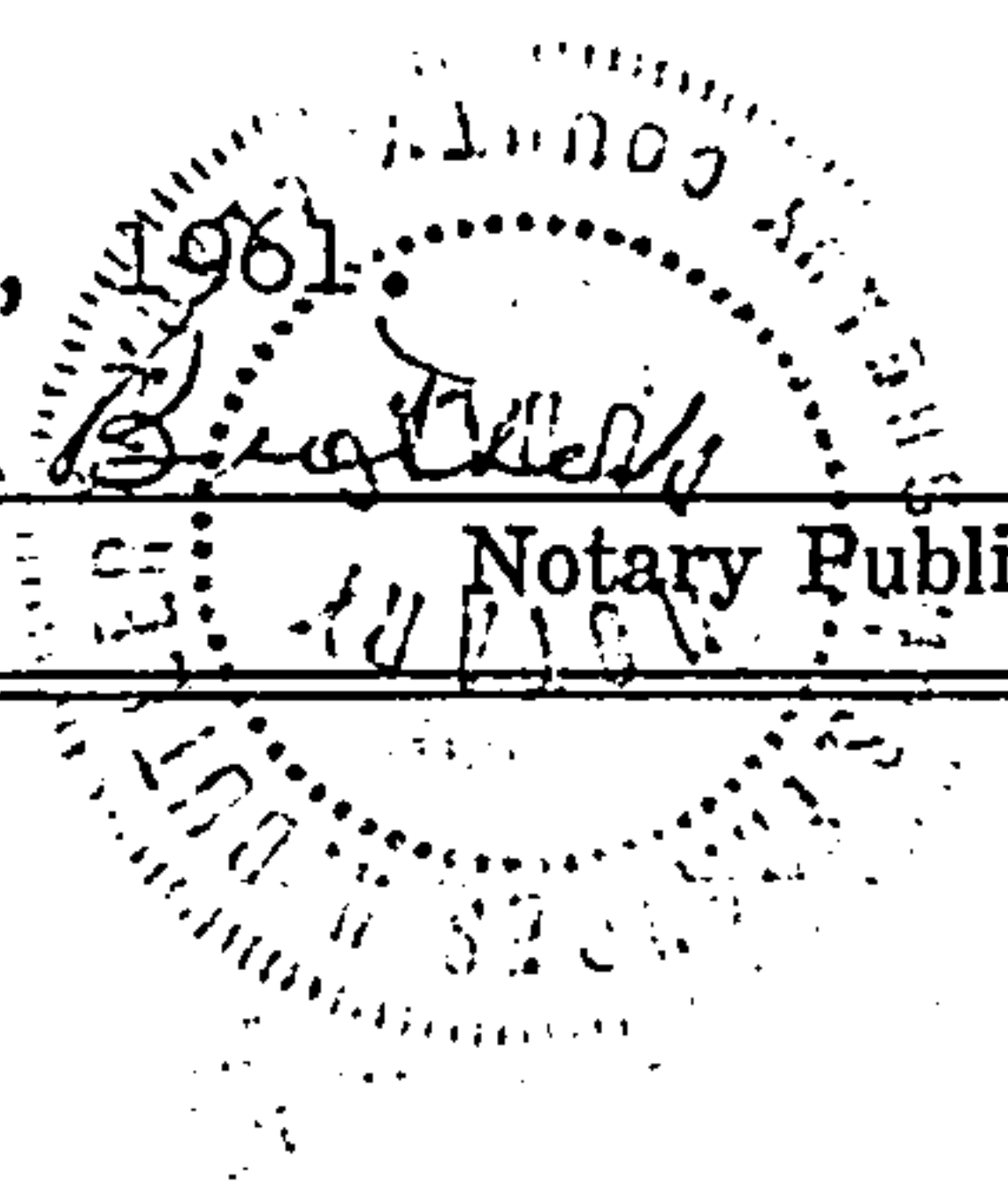
State of ALABAMA
SHELBY COUNTY

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Samuel C. Robinson and wife, Mary R. Robinson,
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

19th day of April, *1961*

Francis H. Brantley
Notary Public.



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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 *10* day of *April* *1961* at *10* o'clock and
recorded in *Deed* Book *215* at page *422* on the *10* day of *April* *1961*.
Mortgage Tax *32* Deed Tax *32* has been paid.

Conrad M. Fowler
Judge of Probate