

State of Alabama }
Shelby County }

3433

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred and no/100----- DOLLARS

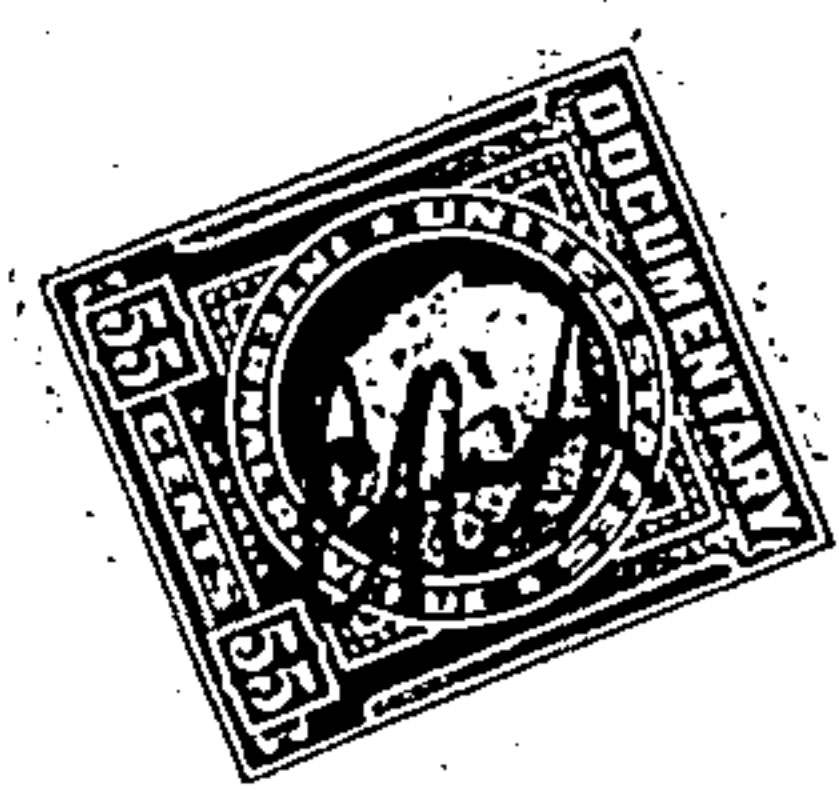
being one and the same person as Robert S. Anderson
to the undersigned grantor R. S. Anderson/and wife, Irene Anderson

in hand paid by Charles R. Spearman and Nora Sue Spearman

the receipt whereof is acknowledged we the said
R. S. Anderson and Irene Anderson

do grant, bargain, sell and convey unto the said

Charles R. Spearman and Nora Sue Spearman
as joint tenants, with right of survivorship, the following described real estate, situated in



Shelby County, Alabama, to-wit:

Commence at the northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West and run south 1 deg. 51 min. East a distance of 704.61 feet; thence turn an angle of 98 deg. 56 min. to the left and run a distance of 210 feet; thence turn an angle of 98 deg. 56 min. to the right and run south 1 deg. 51 min. East a distance of 453.3 feet; to a point on the north margin of West College Street; thence turn an angle of 99 deg. 10 min. to the left and run along the north margin of said street a distance of 200.35 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction along the north margin of said street 100 feet; thence turn an angle of 93 deg. 30 min. to the left and run a distance of 213.37 feet; thence turn an angle of 91 deg. 00 min. to the left and run a distance of 85.67 feet; thence turn an angle of 85 deg. 03 min. to the left and run a distance of 206.25 feet to the point of beginning; being situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West.

TO HAVE AND TO HOLD Unto the said Charles R. Spearman and Nora Sue Spearman

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.

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, s
this 27th day of May, 1961.

WITNESSES:

R. S. Anderson (Seal.)
R. S. Anderson
Irene Anderson (Seal.)
Irene Anderson
____ (Seal.)
____ (Seal.)

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Columbiana

TO

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 3 day
of June 1961 at 10 o'clock A.
and recorded in Deed Record
page 671 and examined 6 and
and the Mortgage Tax of \$
Deed Tax of \$ has been paid.

Fee \$ 1.45 Judge of Probate

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

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State,
hereby certify that R. S. Anderson and wife, Irene Anderson
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

27th day of May, 1961.

Martha B. Joiner

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 3 day of June 1961 at 10 M. o'clock and
recorded in Deed Book 215 at page 671 on the 6 day of June 1961.
Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler

Judge of Probate

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