

State of Alabama

SHELBY

County

4043

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE ----- DOLLARS

to the undersigned grantor J. C. Martin and wife Louise B. Martin

in hand paid by W. Alton Sawyer and wife Gladys V. Sawyer

the receipt whereof is acknowledged we the said J. C. Martin and wife Louise B. Martin

do hereby grant, bargain, sell and convey unto the said W. Alton Sawyer and wife Gladys V. Sawyer

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

Columbiana, Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of the SE¹/₄ of SW¹/₄, Section 24, Township 21 South, Range 1 West; thence east along the south boundary of the said SE¹/₄ of SW¹/₄ a distance of 21.0 feet to a point; thence N 3°30'W (Magnetic Bearing) along the east margin of Goodwin Street, a distance of 144.0 feet to a point; thence N 3°17'W (MB) along the said east margin of Goodwin Street a distance of 139.30 feet to the point of beginning of the parcel of land herein conveyed; thence continue N 3°17'W along the said east margin of Goodwin Street, a distance of 57.59 feet to a point; Thence N 71°00'E (being the south property line of the Falkner-Bradley tract) a distance of 270.20 feet to a point; thence S 12°49'E along the west property line of Ruby Missildine and R.E. Weldon, a distance of 130.0 feet to a point; thence S 86°11'W, a distance of 281.66 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said W. Alton Sawyer and wife Gladys V. Sawyer

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 seals

this 17 day of May 1961.

WITNESSES:

J. C. Martin (Seal.)
Louise B. Martin (Seal.)
----- (Seal.)
----- (Seal.)

BOOK 216 PAGE 42

J. C. Martin

TO

W. Alton Sawyer

137 24 Ave. S.

Birmingham

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 17 day of May 1961 at 12:30 o'clock PM and recorded in Deed Book 216 at page 12 and examined 6-13-61 and the Mortgage Tax of \$ 50 and the Deed Tax of \$ 50 has been paid.

Fee \$ 1.00

Judge of Probate

COUNTY

State of SHELBY

I, JAMES L. RAY JR.

a Notary Public in and for said County, in said State,

hereby certify that J. C. Martin and wife Louise B. Martin

whose names 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 17 day of May 1961.

James L. Ray Jr.
Notary Public.

BOOK 216 PAGE 43

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 17 day of May 1961 at 12:30 o'clock and recorded in Deed Book 216 at page 12 on the 17 day of May 1961. Mortgage Tax 50 Deed Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 1.45
TITLE INSURANCE — ABSTRACTS 50
TRUSTS 1.95
BIRMINGHAM, ALABAMA