

State of Alabama

Shelby County

4242 KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor C. O. Foster and wife, Sadie Foster

in hand paid by Bernard Webb and Bernice Webb

the receipt whereof is acknowledged we the said

C. O. Foster and wife, Sadie Foster do grant, bargain, sell and convey unto the said Bernard Webb and Bernice Webb

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the NW 1/4 of NW 1/4 of Section 8, Township 22 South, Range 1 East which lies west of Montgomery road, EXCEPT THAT part conveyed to Arthur Atkinson by deed recorded in Deed Book 134 on page 430 in the Probate Office of Shelby County, Alabama.

Also commence at the southwest corner of SW 1/4 of SW 1/4 of Section 5, Township 22 South, Range 1 East and run east along the south line of said forty a distance of 908.44 feet to the westerly right of way line of Shelby County Highway 21, formerly known as the Montgomery Road; this being the point of beginning of the lot herein conveyed; thence turn an angle of 57 deg. 13 min. to the left and run northeasterly a distance of 125 feet along said road right of way to the southeast corner of lot owned by Lewis Mack and Flora B. Foster; thence turn an angle of 90 degrees to the left and run 120 feet to the southeast corner of said Lewis Mack and Flora B. Foster lot 210 feet; thence turn an angle of 90 degrees to the left and run in a southwesterly direction to a point on the south line of said SW 1/4 of SW 1/4; thence run east along the south line of said forty to the right of way of said Highway and the point of beginning.



TO HAVE AND TO HOLD Unto the said Bernard Webb and Bernice Webb

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 day of

WITNESSES:

C. O. Foster (Seal)
Sadie Foster (Seal)
(S Seal)
(S Seal)

BOOK 216 PAGE 178

C. C. Foster and wife

TO

WEBBS

*CS*  
*W. C. Webb*

**WARRANTY DEED**

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS  
TRUSTS

BIRMINGHAM, ALABAMA

*1-198*  
*1-198*  
*1-198*

State of Alabama }  
Shelby COUNTY }

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that C. C. Foster and wife, Sadie Foster 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 11<sup>th</sup> day of March, 1961.

*Martha B. Joiner*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *6-20-61*  
RECORDED & \$ *2.00* MTG. TAX  
& \$ *1.00* DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE

BOOK 216 PAGE 179