

State of Alabama

JEFFERSON

County

4317

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
 FOUR THOUSAND, NINE HUNDRED, FIFTY and NO/100 - - - - - DOLLARS

~~to the undersigned grantor, INDIAN SPRINGS RANCH CORPORATION~~
 a corporation, in hand paid by CHARLES E. ROWE and wife, BARBARA BENTON ROWE
 the receipt whereof is acknowledged, the said INDIAN SPRINGS RANCH CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said CHARLES E. ROWE and wife,
 BARBARA BENTON ROWE

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

SHELBY County, Alabama, to-wit:

Lot Five (5) in Block Seven (7) in Indian Springs Ranch, being a subdivision of a part of the North half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 29; a part of the Southwest Quarter of the Southwest Quarter of Section 28; a part of the East half of the Northeast Quarter of Section 32; and a part of the West half of the Northwest Quarter of Section 33; all in Township 19 South, Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by A. A. Winters, Registered Surveyor, and recorded in the office of the Judge of Probate of Shelby County, Alabama on September 26, 1958, in Map Record 4, page 29, subject to easements and restrictive covenants of record.

SUBJECT TO: Line permits running to Alabama Power Company dated August 18, 1955, September 1, 1955; September 2, 1955; and October 6, 1958, and recorded respectively, in Probate Office of Shelby County, Alabama in Deed Book 176, pages 73, 71, 75 and Deed Book 198, page 491; Restrictions dated September 25, 1958 recorded in Deed Book 195, page 467 in the office of the Judge of Probate of Shelby County, Alabama; Right of way deed dated January 8, 1948, from Fannie F. Johnson a single woman, to Shelby County, recorded in Deed Book 135, page 7 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD said property unto the said Charles E. Rowe and wife, Barbara Benton Rowe 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 said INDIAN SPRINGS RANCH CORPORATION does for itself, its successors

and assigns, covenant with said CHARLES E. ROWE and wife, BARBARA BENTON ROWE heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except the taxes due October 1, 1961

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said CHARLES E. ROWE and wife, BARBARA BENTON ROWE, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

INDIAN SPRINGS RANCH CORPORATION has hereunto set its
 signature by F. E. RICHARDSON its President,
 who is duly authorized, on this 21st day of June 1961

INDIAN SPRINGS RANCH CORPORATION

By F. E. Richardson
 (F. E. RICHARDSON) Vice-President.

ATTEST:

Emmett W. Clout
 Only - Secretary.

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EMMET CLOUD REALTY COMPANY

INDIAN SPRINGS RANCH CORPORATION

TO

CHARLES E. ROWE and wife,

BARBARA BENTON ROWE

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

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

State of Alabama

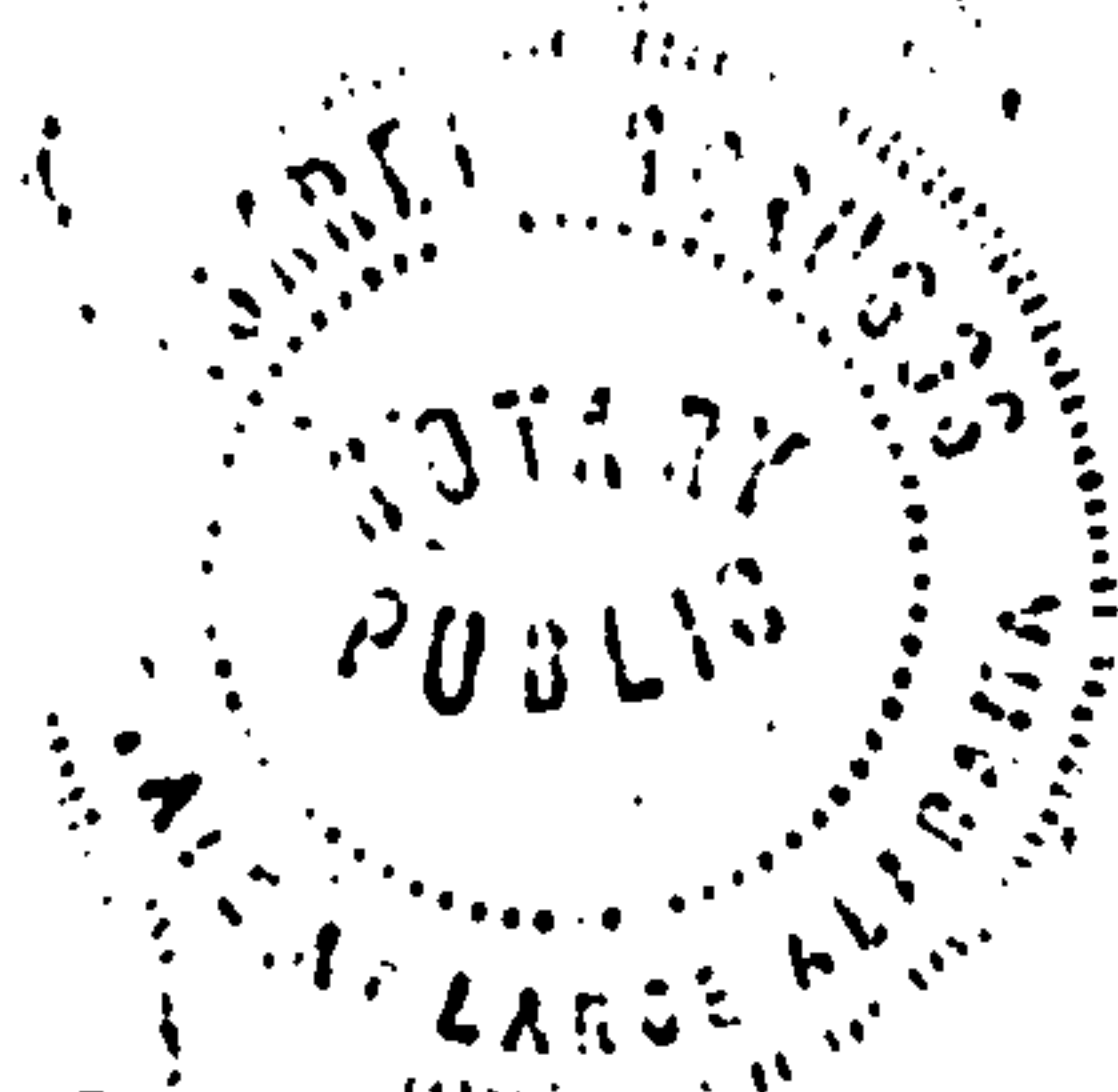
JEFFERSON

County

I, the, undersigned, a Notary Public in and for said county in said state, hereby certify that F. E. RICHARDSON whose name as President of the INDIAN SPRINGS RANCH CORPORATION a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of June, 1961

Margaret Sweeney
Notary Public.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-26-61
RECORDED & \$ 8.00 M.T.G. TAX
PAID TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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827 END 912
XERO