

State of Alabama

SHELBY

County

4532
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS

to the undersigned grantors R. E. Connell and wife, Minnie Connell

in hand paid by Ervin L. Connell and wife, Joyce L. Connell

the receipt whereof is acknowledged we the said R. E. Connell and Minnie Connell

do grant, bargain, sell and convey unto the said Ervin L. Connell and Joyce L. Connell

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

Shelby

County, Alabama, to-wit:

Commence at a point on the North side of the Columbiana and Calera Highway (No. 25) 435 feet West of the East line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, Township 21, Range 1 West and run North and parallel with the East line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 640 feet to the point of beginning of the lot herein described, which said point is the NE corner of land of grantees as described in Deed recorded in Probate Office of Shelby County, Alabama in Deed Book 207, page 608; thence continue North in the same direction a distance of 227 feet, more or less, to a point on the North line of said forty acres; thence West along the North line of said forty acres 400 feet; thence South and parallel with the East line of said forty 437 feet, to a point; thence East and parallel with the North line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 190 feet, more or less, to the SW corner of said property now owned by grantees; thence North along the West boundary of said property now owned by grantees, 210 feet; thence East along the North boundary of property of grantees 210 feet to point of beginning.



TO HAVE AND TO HOLD Unto the said Ervin L. Connell and Joyce L. Connell

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,

this 23rd day of April, 1960:

WITNESSES:

Ervin L. Connell (Seal.)

Minnie Connell (Seal.)

_____ (Seal.)

_____ (Seal.)

TO
Eileen & Connell
Little Rock
Ark 712

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

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

State of ALABAMA
SHELBY COUNTY

I, Lanice Brasher a Notary Public in and for said County, in said State,
hereby certify that R. E. Connell and Minnie Connell
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 23rd day of April, 1960.

Lanice Brasher
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10 AM
7-10-1961
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Louder
JUDGE OF PROBATE