

State of Alabama }
SHELBY County }

4528

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & the sum of One and no/100 DOLLARS

to the undersigned grantor s C. M. Wade and wife, Stella Wade

in hand paid by C. M. Wade and wife, Stella Wade

the receipt whereof is acknowledged we the said C. M. Wade and Stella Wade

do grant, bargain, sell and convey unto the said C. M. Wade and Stella Wade

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

Shelby County, Alabama, to-wit:

Begin at the SW corner of SE 1/4 of SW 1/4, Section 22, Township 20 South, Range 3 West; thence run East along the South boundary of said Section 22, 660 feet, more or less, to the West boundary of an old lane; thence turn an angle of 91 deg. 31' to the left and run in a Northerly direction along the West boundary of said lane 1860.71 feet to the SE corner of the property deeded G. T. Kirkpatrick and wife by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, page 363; thence turn an angle of 96 deg. 49' to the left and run thence in a Westerly direction along the South boundary of said Kirkpatrick property 1140.86 feet to a branch; thence in a Southerly direction along said branch to the South boundary of said Section 22; thence East along said Section to point of beginning.

Also, the NE 1/4 of NW 1/4 of Section 27, Township 20, Range 3 West, EXCEPT lot sold Betty E and Cecil G. Wade as shown by deed recorded in Probate Office of Shelby County, Alabama in Deed Book 178, page 421, and also EXCEPT lot sold to Glenn M. Wade and Bonnie Wade, as shown by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 200, page 188.

TO HAVE AND TO HOLD Unto the said C. M. Wade and Stella Wade

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 10th day of July, 1961.

WITNESSES:

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C. M. Wade (Seal)
Stella Wade (Seal)
(Stella Wade)
(Seal)
(Seal)

RETURN TO:

*C. M. Wade
Route - Oxford*

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

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

State of ALABAMA }
SHELBY COUNTY }

1.95 PA

I, Wales W. Wallace, Jr. a Notary Public in and for said County, in said State,
hereby certify that C. M. Wade and Stella Wade
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

10th day of July, 1961.

Wales W. Wallace, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *7-10* *4 PM*
1961
RECORDED & MTG. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PRODATE

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