

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of *Five \$ 100.00* DOLLARSto the undersigned grantor *Herrmon Allaway*in hand paid by *Dolphus WILSON Jr* wife *Emma Dean Wilson*the receipt whereof is acknowledged *We* the said *Herrmon Allaway and wife Jessie B. Allaway*do hereby grant, bargain, sell and convey unto the said *Dolphus Wilson Jr and wife Emma Dean Wilson*

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

Shelby County, Alabama, to-wit:

From the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, run Westerly along the South boundary line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25, T. 20S., R. 3W. for 975.17 feet to the point of beginning of the land herein described and conveyed; Thence continue Westerly along the South boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25, T. 20S., R. 3W. for 100.0 feet; Thence turn an angle of 90 Degrees, 00 Minutes to the right and run Northerly 76.0 feet; Thence turn an angle of 90 Degrees, 00 Minutes to the right and run Easterly 100.0 feet; Thence turn an angle of 90 Degrees, 00 Minutes to the right and run Southerly for 76.0 feet to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25, T. 20S., R. 3W. and being 0.174 acres, more or less.

ALSO conveyed from the Grantors herein to the Grantees herein One Half interest, with the rights for water and free rights of ingress and egress to a certain well located and described as follows:

From the Southeast corner of the above described land run North 68 Degrees 47 Minutes East 117.95 feet; Said well being situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said

Dolphus Wilson Jr and wife Emma Dean Wilson
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 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 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* hand and seal,this 31 day of *July*

WITNESSES:

Herrmon Allaway (Seal.)*Jessie B. Allaway* (Seal.)

(Seal.)

(Seal.)

Keystone, Ala.

FORM 207-A

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

1.45
1.95

State of

Shelby

COUNTY

I, *H. H. H. H. H.*, a Notary Public in and for said County, in said State, hereby certify that *Hester B. Hester B. Hester B. Hester B.* whose name *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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July 1961.

H. H. H. H. H. As Notary Public

State of

Shelby

COUNTY

I, *H. H. H. H. H.*, a Notary Public in and for said County, in said State, do hereby certify that on the 31 day of July, 1961, came before me the within named *Jessie B. Hester B. Hester B. Hester B.* known to me to be the wife of the within named *Hester B. Hester B. Hester B. Hester B.* who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 31 day of July 1961.

H. H. H. H. H. As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-18-61
RECORDED & \$4.00 MTG. TAX
& \$5.00 SELLER TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

BOOK 216 PAGE 870