

State of Alabama

Shelby

County

5653
Know All Men By These Presents,

That in consideration of Two Hundred Fifty DOLLARS
and return Mortgage of forty five hundred dollars dated March 13, 1961.

to the undersigned grantor James W. Eurtion and wife, Thelma S. Eurtion
in hand paid by James E. Carter and wife, Mary Aline Carter

the receipt whereof is acknowledged we the said James W. Eurtion and wife, Thelma S. Eurtion

do grant, bargain, sell and convey unto the said James E. Carter and Mary Aline Carter

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

Shelby

County, Alabama, to-wit:

Commencing at the SE Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 13, Tp. 21 South, Range 2 West, thence run West along the South line of said forty a distance of 924.79 feet to the point of beginning; thence continue West along said forty line a distance of 103.60 feet to the East right of way margin of the Columbiana-Saginaw Cut-off; thence turn an angle of 44 deg. 41 min. to the right and run along said R.O.W. line a distance of 115.32 feet; thence turn an angle of 10 deg. 51 min. to the right and run along said R.O.W. a distance of 200.0 feet; thence turn an angle of 1 deg. 55 min. to the right and run along said R.O.W. a distance of 35.65 feet; thence turn an angle of 122 deg 22 min. to the right and run a distance of 693.17 feet; thence turn an angle of 130 deg. 25 min. to the right and run a distance of 100.0 feet; thence turn an angle of 8 deg. 31 min. to the right and run a distance of 250.30 feet; thence turn an angle of 24 deg. 27 min. to the right and run a distance of 127.75 feet to the point of beginning, situated in Shelby County, Alabama.

Except for dirt road running along East Side of above lot which is to remain open for the use and benefit of the parties hereto.

TO HAVE AND TO HOLD Unto the said James E. Carter and Mary Aline Carter

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as mentioned above

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 21 day of March 1961



James W. Eurtion (Seal.)
Thelma S. Eurtion (Seal.)
____ (Seal.)
____ (Seal.)

BOOK 217 PAGE 212

James M. Earton
and wife,
Thelma S. Earton

TO

James E. Carter
and wife

Mary Aline Carter

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.

State of Alabama
Jefferson COUNTY

I, James M. Earton, a Notary Public in and for said County, in said State,
hereby certify that James M. Earton and Thelma S. Earton
whose name signed to the foregoing conveyance, and who 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 21 day of March 1961.

My Commission Expires June 23, 1963

James M. Earton As Notary Public

State of
COUNTY

I, _____, a Notary Public in and for said County, in said State,
do hereby certify that on the _____ day of _____, 19____, came before me
the within named _____ known to me
to be the wife of the within named _____ 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 _____ day of _____ 19____.

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/12/61
RECORDED & 67 MTG. TAX
& \$5.00 DEED TAX HAS BEEN
PAID ON THIS INSTRUMENT.