

State of Alabama

SHELBY

County

5888
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection and the sum of One and No/100----- DOLLARS

to the undersigned grantors Reese G. Blewster and wife, Mavis Blewster

in hand paid by Reese G. Blewster and wife, Mavis Blewster

the receipt whereof is acknowledged we the said Reese G. Blewster and wife, Mavis Blewster

do grant, bargain, sell and convey unto the said Reese G. Blewster and wife, Mavis Blewster

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

Shelby

County, Alabama, to-wit:

The surface rights in and to the following described land: Begin at the southwest corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West, and run north, 88 degrees and 47 minutes east, 315 feet; thence north, 2 degrees west, 993.5 feet to the south line of Helena-Alabaster Public Road; thence along same north, 75 degrees west, 128.6 feet; thence continue along same south, 88 degrees and 45 minutes west, 207 feet to the west line of said forty acres; thence along said line south, 2 degrees east, 1030 feet to beginning point being situated in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West, Shelby County, Alabama; containing 6.75 acres.

There is excepted a one acre lot from the above described land which said one acre lot has heretofore on the 2nd day of April, 1946 been conveyed to W. M. Peoples, which one acre lot is described as follows: Begin at the southwest corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West, and run along said forty acre line north, 88 degrees and 47 minutes east, 315 feet; thence north, 2 degrees west, 449.5 feet; thence south, 88 degrees and 47 minutes west, 15 feet; thence north, 2 degrees west, 120 feet to the beginning point of the lot herein excepted; thence south, 88 degrees and 47 minutes west, 105 feet; thence north, 2 degrees west, 452.2 feet to the south line of Helena-Alabaster Public Road; thence along same north, 88 degrees and 45 minutes east, 11.2 feet; thence continue along same south, 75 degrees east, 113.6 feet; thence south, 2 degrees east, 424 feet to beginning point; being situated in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West, containing 1 acre.

Lot being conveyed contains, after said one acre parcel is excepted, 5.75 acres.

TO HAVE AND TO HOLD Unto the said Reese G. Blewster and Mavis Blewster

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 hand and seal

this 22nd day of September, 1961.

WITNESSES:

Reese G. Blewster (Seal.)

Mavis Blewster (Seal.)

(Seal.)

(Seal.)

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RETURN TO: Et. 1

Alvin

Reese G. Elewster

and Mavis Elewster

TO

Reese G. Elewster and

wife Mavis Elewster

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

I, Wales W. Wallace, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Reese G. Elewster and wife, Mavis Elewster

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 22nd day of September, 1961.

Wales W. Wallace, Jr.
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-22-61
RECORDED & \$5.00 MTG. TAX
& \$5.00 HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad N. Fowler
JUDGE OF PROBATE

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