

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred (\$500.00)

DOLLARS

to the undersigned grantor Mrs. Flossie Stinsen, a Widow

in hand paid by J. J. Sims and wife, Lallage Davis Sims

the receipt whereof is acknowledged I the said Mrs. Flossie Stinsen, a Widow

do grant, bargain, sell and convey unto the said J. J. Sims and wife, Lallage Davis Sims

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

Shelby County, Alabama, to-wit:

That part of the S. E.  $\frac{1}{4}$  of the N. E.  $\frac{1}{4}$  of Section 29, Township 19, Range 1 East, described as commencing at the point of intersection of the S. E. right of way line of the Pumpkin Swamp Public Road with the West line of said S. E.  $\frac{1}{4}$  of N. E.  $\frac{1}{4}$  of said Section 29, and run thence in a Northeasterly direction along the Southeast right of way line of said road a distance of 420 feet, for a point of beginning of the lot herein described; Run thence Southeast 420 feet; thence Northeast 105 feet; Thence Northwest 420 feet; to the right of way of Pumpkin Swamp Public Road and run thence Southwest along the right of way of the Pumpkin Swamp Public Road a distance of 105 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said J. J. Sims and wife, Lallage Davis Sims

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 I do, for Myself and for My heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and My 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, I have hereunto set My hand and seal,

this 27th day of February 1961

WITNESSES:

Evelyn J. Grant

Mrs. Flossie Stinsen (Seal.)

(Seal.)

(Seal.)

(Seal.)

RETURN TO:

Pl 1 Bu 163 Attn: H

Mrs. Flossie Stinson,

A Widow

TO

J. J. Sims and wife,

Lelago Davis Sims

**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, Roy L. Grantham

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

hereby certify that Mrs. Flossie Stinson, a Widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

27th day of February 1961

*Roy L. Grantham*  
Notary Public.

My commission expires 8/21/61

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3 PM  
10-3-61  
RECORDED & 4 MITG TAX  
& 5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad W. Fowler*  
JUDGE OF PROBATE

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