

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Ten (\$10.00) dollars and other considerations. DOLLARS

to the undersigned grantor Carrie Kimbrough, an unmarried woman

in hand paid by

Dr. John E. Sears and wife, Margaret Sears

the receipt whereof is acknowledged I the said Carrie Kimbrough, an unmarried woman

do grant, bargain, sell and convey unto the said Dr. John E. Sears and wife, Margaret Sears

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

Shelby County, Alabama, to-wit:

"Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South boundary of said quarter-quarter section for a distance of 496.8 feet to a point; thence turn an angle of 60 deg. 15 min. to the left and proceed northeasterly for a distance of 148.52 feet to a point on the North side of County Road and the point of beginning of land herein described. From this beginning point, having a back site on the preceeding course turn an angle of 14 deg. 04 min. to the left and proceed northeasterly for a distance of 258.75 feet to a point on the South boundary of U. S. No. 280 Highway; thence turn an angle of 100 deg. 08 min. to the right and proceed southeasterly along the southerly right of way line of said highway for a distance of 75 feet to a point; thence turn an angle of 81 deg. 17 min. to the right and proceed southwesterly for a distance of 225.3 feet to a point on the North boundary of the aforementioned county road; thence turn an angle of 73 deg. 54 min. to the right and proceed Westerly for a distance of 75 feet to the point of beginning. Said land being located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.40 acres."

TO HAVE AND TO HOLD Unto the said Dr. John E. Sears and wife, Margaret Sears

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 9th. day of October, 1961.

WITNESSES:

James H. Sharbitt
Barbara Jean Ketchum

(Seal.)
(Seal.)
(Seal.)
(Seal.)

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Carrie Kimbrough, an unmarried woman

TO

Dr. John E. Sears and wife,

Margaret Sears

M. E. Kimbrough

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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 recorded in Volume of Deeds at page, and examined.

Judge of Probate.

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Carrie Kimbrough, an unmarried woman 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 9th. day of October 19 61 .

James H. Sharbutt As Notary Public

State of

COUNTY

I, do hereby certify that on the day of the within named to be the wife of the within named 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 COUNTY
RECORDED & INDEXED
10-10-61
MTG. TAX
\$0.50
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE