

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of --- ONE AND NO/100---DOLLARS
and other good and valuable considerations

to the undersigned grantor Sadie Benson, a widow

in hand paid by Roy L. Deerman and wife Margaret A. Deerman

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Roy L. Deerman and wife Margaret A. Deerman

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

Shelby

County, Alabama, to-wit:

Lot No. 18, as per map of Benson's Camp on Waxahatchie Creek which is recorded in Map Book 4 at page 28 in the Office of Judge of Probate, Shelby County, Alabama.

Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by grantor situated between the South line of lots described in said Map and the North side of Waxahatchie Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1500.00. No structure of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently.

TO HAVE AND TO HOLD Unto the said Roy L. Deerman and wife Margaret A. Deerman

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, except for ad valorem taxes for the year 1961.

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 21st day of June, 1961.

WITNESSES:

W. L. Baker

Sadie Benson (Seal.)
Sadie Benson

..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 219 PAGE 727

TO

1750 Sadie Benson

Benson

WARRANTY DEED

JOINT GRANTEES 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

SHELBY

COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, 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 27 day of June 19 61

As Notary Public

W. W. Rabren

State of

COUNTY

I, do hereby certify that on the day of 19, came before me 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 IN 8 AM
3/12 1962
RECORDED & PAYMENTS TAX
& DEED TAX HAS BEEN
PD. ON 3/12/62
Conrad M. Fowler
JUDGE OF PROBATE

BOOK 219 PAGE 728

2.50

1