

State of Alabama

SHELBY County

Know All Men By These Presents.

That in consideration of Three Hundred Fifty and No/100's (\$350.00)-----DOLLARS

to the undersigned grantors Molly B. Bailey and husband, Roy H. Bailey,

in hand paid by T. W. Cain and wife, Estelle Cain,

the receipt whereof is acknowledged we the said Molly B. Bailey and husband, Roy H. Bailey,

do grant, bargain, sell and convey unto the said T. W. Cain and wife, Estelle Cain,

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of ~~SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST~~ Section 16, Township 19 South, Range 1 West, more particularly described as follows: Commence at the Southwest corner of said forty acres and run East along the South line of said forty a distance of 278 feet to a point where the South line of said forty intersects the center line of old unpaved Dunnivant Road; thence continue East along the South line of said forty a distance of 372 feet to point where the South line of said forty intersects the Northwest right of way line of new paved Dunnivant Highway; thence in a Northeasterly direction along the Northwest right of way line of new Highway a distance of 315 feet to point of beginning of tract herein described, which point is Northeast corner of William I. Whitfield lot; thence run in a Northwesterly direction along the North line of Whitfield lot a distance of 254 feet, more or less, to a point in center line of old unpaved Dunnivant Road; which point would be 489 feet, measuring in a Northeasterly direction along the center line of old road, from the intersection of center line of said old road, with the South line of said forty acres; thence in a Northeasterly direction along center line of old road a distance of 149 feet; thence in a Southeasterly direction a distance of 263 feet, more or less, to a point on Northwest right of way line of new paved Highway, which point would be 165 feet in a Northeasterly direction from the point of beginning; thence in a Southwesterly direction along the Northwest right of way line of new highway a distance of 165 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said T. W. Cain and wife, Estelle Cain,

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 hands and seals,

this 22nd day of March, 1962.

WITNESSES:



M. B. Bailey (Seal.)

Roy H. Bailey (Seal.)

(Seal.)

(Seal.)

TO

4000 Curtis Oak Dr

Blm 13

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

SHELBY

COUNTY

I, Oliver P. Head

, a Notary Public in and for said County, in said State,
hereby certify that Molly B. Bailey and husband, Roy H. Bailey,
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 March, 19 62

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 3/23/62
RECORDED & MTG. TAX
& 1.00 (LTD) TAX HAS BEEN
PD. ON THE INSTRUMENT.

Conrad S. Anderson
JUDGE OF PROBATE

295 REC 612 3003