

State of Alabama }  
SHELBY County }

3087 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---Four Hundred Fifty (\$450.00)----- DOLLARS

to the undersigned grantor Inez Rogers

in hand paid by William E. Allen and Willie Allen

the receipt whereof is acknowledged the said Inez Rogers, a widow

do grant, bargain, sell and convey unto the said William E. Allen and Willie Allen

as joint tenants, with right of survivorship, the following described real estate, situated in Southeast Quarter of Southeast Quarter of Section 12, Township 20 South, Range Four (4) West in

SHELBY County, Alabama, to-wit:

Start at SE corner of SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 4 West, which is the point of beginning; run thence West along South Line of said SE $\frac{1}{4}$  a distance of 420.32 feet; turn right an angle of 58 degrees a distance of 223.70 feet to point "A"; continue said course a distance of 22 feet to edge or crest of Mountain; turn right and run Northeasterly along the meanderings of said edge or crest of Mountain to Point "C"; the property Line being the edge or crest of Mountain. Point "C" is more particularly located by the following description: From said 223.7 feet course approaching Point "A", turn right an angle of 90 degrees and run Northeasterly 369.4 feet; turn right an angle of 5 degrees 52 minutes a distance of 269.32 feet to Point "C", being a point on the East Line of said SE $\frac{1}{4}$ ; turn right an angle of 118 degrees 01 minute and run South along said East Line 505.5 feet to point of beginning, being 4.632 acres, more or less.

ALSO THE FOLLOWING DESCRIBED REAL ESTATE: Start at SE corner of SE $\frac{1}{4}$  of Sec. 12, Tp 20 South, Range 4 West; run thence West along South Line of said SE $\frac{1}{4}$  420.32 feet, which is the point of beginning; thence turn right an angle of 58 degrees 223.7 feet to Point "A"; continue said course 22 feet to edge or crest of Mountain; turn Left and run Southwesterly along meanderings of said edge or crest to Point "B"; the property Line being the edge or crest of Mountain; Point "B" is more particularly located by the following description: From said 223.7 feet course approaching Point "A"; turn Left an angle of 90 degrees, run Southwesterly 358 feet to Point "B", being a point on the aforesaid South Line of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; turn Left an angle of 148 degrees, run East along said South Line 422.12 feet to point of beginning, being 1.093 acres, more or less.

TO HAVE AND TO HOLD Unto the said William E. Allen and Willie Allen,

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 24<sup>th</sup> day of March, 1962.

WITNESSES:

*Wm. E. Allen*

*Inez Rogers*

(Seal.)

(Seal.)

(Seal.)

(Seal.)

RETURN TO:  
Et. 1 day 78  
M. G. Smithson

Inez Rogers, a widow

TO

William E. Allen and

Willie Allen

WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

1.45  
1.55  
2.50 due

State of ALABAMA  
JEFFERSON COUNTY

I, Wm. C. Smithson a Notary Public in and for said County, in said State,  
hereby certify that Inez Rogers, 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 24th day of March, 1962  
Wm. C. Smithson  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3/27/62  
RECORDED & MFG. TAX  
& \$5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

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