

State of Alabama }  
SHELBY County }

323X KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS

to the undersigned grantors Henry Joiner and wife, Perrine Joiner

in hand paid by R. J. Ozley and wife, Saranel Ozley

the receipt whereof is acknowledged we the said Henry Joiner and Perrine Joiner

do grant, bargain, sell and convey unto the said R. J. Ozley and Saranel Ozley

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

Shelby County, Alabama, to-wit:

PARCEL ONE: Commence at the intersection of the East right of way line of Line Street also known as Arlington Street, with the South line of Woods-Ferry Road in the Town of Columbiana, Alabama and run thence South 12 deg. East along the east line of said Line Street 640.35 feet, more or less to the SW corner of the lot conveyed grantees by grantors by deed dated January 17, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, page 11; which said point is the point of beginning of the lot herein described and conveyed; thence turn an angle of 93 deg. to the left and run thence Easterly along the South boundary of said lot heretofore conveyed to grantees 150 feet; thence turn an angle of 93 deg. to the right and run thence Southerly 10 feet; thence turn an angle of 87 deg. to the right and run thence Westerly and parallel with the South boundary of said lot heretofore conveyed grantees, 150 feet to the East line of Line Street; thence turn an angle of 93 deg. right and run thence Northerly 10 feet to point of beginning.

PARCEL TWO: Commence at the NW corner of the lot described above as Parcel One, and run thence Westerly along the south boundary of the strip of land conveyed by quit claim deed to grantees dated January 28, 1959, 12 feet to the SW corner of said strip of land described in said quit claim deed; thence turn an angle of 93 deg. to the left and run thence Southerly 12 feet; thence turn an angle of 93 deg. and run thence Southerly 10 feet; thence Easterly to the SW corner of lot described as Parcel One above; thence Northerly along the West line of said Parcel One, 10 feet to the point of beginning.

IT IS AGREED AND UNDERSTOOD THAT THIS DEED SHALL OPERATE ONLY AS QUIT CLAIM DEED AS TO THE STRIP OF LAND DESCRIBED AS "PARCEL TWO".

TO HAVE AND TO HOLD Unto the said R. J. Ozley and Saranel Ozley

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 seal,

this 3rd day of April, 1962.

WITNESSES:

Henry Joiner (Seal.)  
Perrine Joiner (Seal.)  
(Seal.)  
(Seal.)

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WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

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

1.91

State of ALABAMA  
SHELBY COUNTY

I, Charles W. Cawood a Notary Public in and for said County, in said State,  
hereby certify that Henry Joiner and Perrine Joiner  
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

3rd day of April, 1962

Charles W. Cawood  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 4-4-62  
RECORDED & \$ 5.00 TAX  
& \$ 5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE