

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantors J. C. Dean and wife, Pearl E. Dean

in hand paid by Jesse D. Russell and wife, Virginia L. Russell

the receipt whereof is acknowledged we the said J. C. Dean and Pearl E. Dean

do grant, bargain, sell and convey unto the said Jesse D. Russell and Virginia L. Russell

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

Shelby

County, Alabama, to-wit:

A part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21 South, Range 3 West, more particularly described as follows: Begin at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 26 and run along said line North 89 deg. East 1009.6 feet; thence run South 2 deg. 20' East 630.8 feet; thence run South 89 deg. West along North line of Douglas property 1624.2 feet more or less to East right of way line of Siluria Montevallo Highway; thence along said right of way North 30 deg. West 126.8 feet; thence continue along said right of way North 28 deg. 30' West 232.8 feet; thence continue along said right of way North 25 deg. 30' West 344 feet to North line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 26; thence run East along North line of last named forty to point of beginning, EXCEPTING THAT PARCEL in NW corner sold to Paul Lee as described in Deed Book 195, page 439, described as follows: From the NE corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21, Range 3 West run West along North boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, Township 21, Range 3 West for 612.92 feet for point of beginning of the land herein conveyed; continue West along North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 26 for 220.2 feet, more or less, to East right of way of the Siluria-Montevallo Road; thence turn an angle of 109 deg. 47' to left and run Southeasterly along the East right of way of the Siluria Montevallo Road for 164.11 feet; thence turn an angle of 70 deg. 13' to left and run in an East direction for 164.56 feet; thence turn an angle of 90 deg. to left and run North for 154.45 feet, more or less, to point of beginning. This being a part of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 26, Township 21 South, Range 3 West.

SUBJECT TO Taxes due and payable on October 1, 1962.

SUBJECT TO joint water rights owned by James Anthony Putman in the "Blue Hole" and pipeline and other permits and easements as set out in deed of W.B. Lee to said Putman as shown in deed recorded in Probate Office, Shelby County, Alabama in Deed Book 202, page 522, as explained and limited in affidavit of James Anthony Putman as recorded in Deed Book 212, page 610.

TO HAVE AND TO HOLD Unto the said Jesse D. Russell and Virginia L. Russell

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 10th day of April, 1962.

WITNESSES:

Jesse D. Russell

J. C. Dean (Seal.)
Pearl E. Dean (Seal.)
(Pearl E. Dean)

BOX 220 REG 149

RETURN TO: **QUINN FEDERAL SAV. & LOAN ASSN.**
511 SO. 20TH ST. BIRMINGHAM, ALA.

J. C. Dean & Pearl E. Dean

TO

Jesse D. Russell & Virginia L.

Russell

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. *15.50*

TITLE INSURANCE — ABSTRACTS *1.41*

TRUSTS

BIRMINGHAM, ALABAMA

16.41

State of **Alabama**
Jefferson **COUNTY**

I, **the undersigned** a Notary Public in and for said County, in said State,
hereby certify that **J. C. Dean and wife, Pearl E. Dean**
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

10th

day of **April, 1962.**

Jean G. Lane
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *4-12* 19 *62*
RECORDED & \$ MTG. TAX
& *15.50* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Louder
JUDGE OF PROBATE