

State of Alabama }
SHELBY County }

3473

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100 DOLLARS

to the undersigned grantor Mildred W. Wallace, a widow

in hand paid by A. M. Stinson and wife, Frances Stinson

the receipt whereof is acknowledged I the said Mildred W. Wallace

do grant, bargain, sell and convey unto the said A. M. Stinson and Frances Stinson

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

Shelby County, Alabama, to-wit:

A parcel of land located on the West side of Shelby County Road No. 47, in the Town of Columbiana, Alabama, situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21, Range 1 West, more particularly described as follows: Commence at a point where the West right of way of Shelby County Road No. 47 intersects the North boundary of Columbiana Cemetery and run thence Northerly along the West boundary of said road right of way 325 feet, more or less, to the south boundary of the property now owned by Gertrude H. Hine; thence Westerly along the south boundary of said Gertrude H. Hine property to its intersection with the East right of way of the L & N Railroad; thence in a Southerly direction along the East boundary of said railroad right of way 340 feet, more or less to the Northern boundary of said cemetery; thence Easterly along the North boundary of said cemetery to the point of beginning.

EXCEPT a lot sold by grantor to Water Works Board of Town of Columbiana by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 174, page 269, said excepted property is described as follows: Commence at point where the centerline of the L & N R.R. right of way crosses center line of Alabama Hwy 25 and run South 24 deg. 39' East along centerline of said RR right of way 301.98 feet; thence North 74 deg. 02' East 65.1 feet to point being point of beginning of lot conveyed; thence continue North 74 deg. 02' E 32.67 feet to an iron pin; thence South 25 deg. 48' East 39.11 feet to an iron pin; thence South 74 deg. 02' West 50 feet to an iron pin; thence North 0 deg. 30' West 40 feet to point of beginning, situated in NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21, Range 1 West.

TO HAVE AND TO HOLD Unto the said A. M. Stinson and Frances Stinson

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,

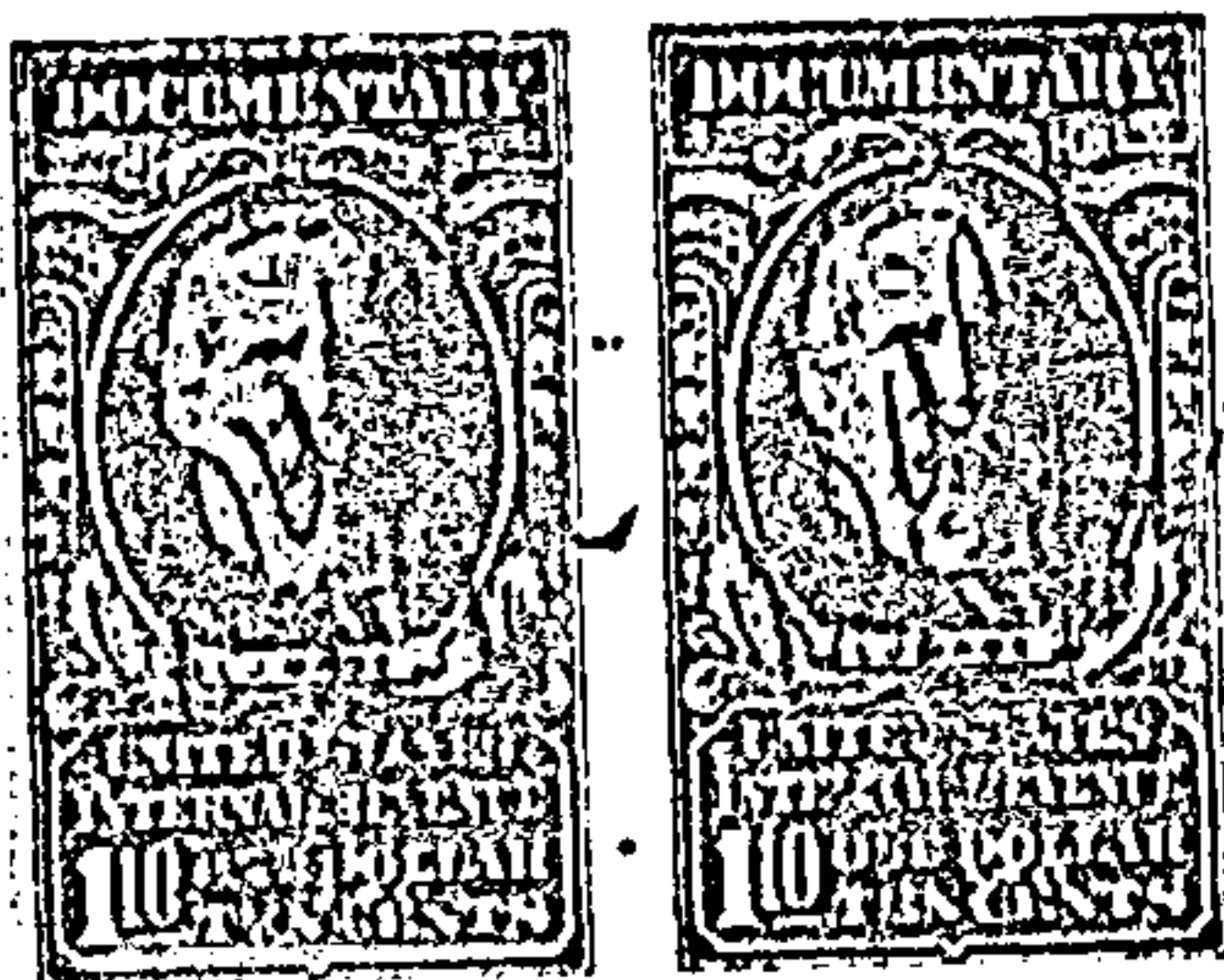
that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 10 day of April, 1962.

Mildred W. Wallace (Seal.)
(Mildred W. Wallace)

NESSSES:



_____ (Seal.)

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TO

A. M. Allen

C. J.

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, _____ a Notary Public in and for said County, in said State,
hereby certify that Mildred W. Wallace
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 30 day of March, 1962.

Charles W. [Signature]
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

4-14-1962
RECORDED & MTG. TAX
& 2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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