

State of Alabama }
SHELBY County }

4626

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION and the sum of ONE AND NO/100 DOLLARS

to the undersigned grantors J. M. Phillips and wife, Agnes Phillips

in hand paid by Andrew W. Jackson and wife, Jimmie Lee Jackson

the receipt whereof is acknowledged we the said J. M. Phillips and Agnes Phillips

do grant, bargain, sell and convey unto the said Andrew W. Jackson and Jimmie Lee Jackson

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

Shelby County, Alabama, to-wit:

That certain tract of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 12, Township 21 South, Range 3 West in Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 12 and run thence South 89 deg. 5' West for a distance of 840.2 feet; run thence North 25 deg. 25' West for a distance of 368.2 feet to the middle of a county road; run thence North $\frac{3}{4}$ deg. 5' East a distance of 285 feet; run thence North 26 deg. 25' East for a distance of 82 feet; run thence North 85 deg. 20' West for a distance of 30 feet to the point of beginning of the lot hereinafter described and conveyed; from said point of beginning, as last named, run thence North 85 deg. 20' West a distance of 105 feet; run thence North 10 deg. 35' East a distance of 210 feet; run thence South 85 deg. 20' East for a distance of 105 feet; run thence South 10 deg. 35' West a distance of 210 feet to the point of beginning, containing one half acre of land, more or less.

THERE IS EXCEPTED from this conveyance, that part of the above described land heretofore sold by J. M. Phillips and wife, Agnes Phillips to Willard Chance and wife, Annie Mae Chance by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 180, page 231.

GRANTORS HEREIN RESERVE unto themselves a life estate in and to the above described land which shall not terminate until the death of the last survivor of them.

TO HAVE AND TO HOLD Unto the said Andrew W. Jackson and Jimmie Lee Jackson,

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 9th day of October, 1961.

WITNESSES:

[Signatures of witnesses and grantors]
..... (Seal.)
..... (Seal.)
..... (Seal.)
..... (Seal.)

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WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

TO

Phillips

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.45
50
44

State of ALABAMA
SHELBY COUNTY

I, *Wesley C. Cresswell* a Notary Public in and for said County, in said State,
hereby certify that J. H. Phillips and Agnes Phillips
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 9th day of October, 1961.

Wesley C. Cresswell
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/18 1962
RECORDED & \$ MTG. TAX
& \$ 50.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

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