

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
NINE HUNDRED FIFTY AND NO/100 (\$950.00) DOLLARS

to the undersigned grantor, Rux Carter Real Estate Company, Inc.
a corporation, in hand paid by Gene Brown O'Quinn and wife, Thelma Irene McCarty O'Quinn
the receipt whereof is acknowledged, the said Rux Carter Real Estate Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Gene Brown O'Quinn and Thelma Irene McCarty O'Quinn
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot No. 4 in Block D, according to map of the Riverview Subdivision as recorded in Map Book 4,
page 63 in the Probate Office of Shelby County, Alabama.
Subject to subdivision restrictions and covenants dated June 2, 1961 recorded in the Probate
Office of Shelby County, Alabama in Deed Book 215, page 662.
Subject to utility easement to Alabama Power Company and Southern Bell Telephone & Telegraph Co.
dated June 2, 1961 recorded in Probate Office, Shelby County, Alabama in Deed Book 215, page 668.
Subject to transmission line permit to Alabama Power Co. dated April 12, 1962 recorded in the
Probate Office of Shelby County, Alabama in Deed Book 221, page 667.
Also subject to transmission line permits to Alabama Power Company of record.
As a part of the consideration hereof grantors grants unto grantees, their heirs and assigns
the right to take and use water for household purposes for said Lot 4 Block D in common with
other persons who now have or may hereafter acquire the right to take or use water from the
well as now located on Lot 11, Block D and grantees, their heirs and assigns shall have the
right and privilege together with such other persons as may be designated by grantor to
connect to the pump located at said well and lay water pipes not exceeding 1 inch in diameter
over and across the south 5 feet of Lots 2 & 3 of said Block D and so much of the south 5 feet
of lot 1, Block D as may be necessary to reach said well by the most direct route; also over
and across a strip of land 5 feet wide measuring 2 1/2 feet on either side of a center line extend-
ing from said well due North to the North boundary of said Lot 11.
As a part of the consideration for the grant of this easement and water right, grantee herein
assumes and agrees to pay their prorata share of the cost of electricity and cost of maintain-
ing, repairing and/or replacing said well and pump--such prorata share to be computed by
dividing the cost of such repair, maintenance or replacement equally among the total lots
connected to said pump, which number shall not exceed 31x3172

Gene Brown O'Quinn and Thelma Irene
McCarty O'Quinn,

TO HAVE AND TO HOLD said property unto the said
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 said Rux Carter Real Estate Company, Inc. does for itself, its successors
and assigns, covenant with said Gene Brown O'Quinn and Thelma Irene McCarty O'Quinn, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said
Gene Brown O'Quinn and Thelma Irene McCarty O'Quinn, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Rux Carter Real Estate Company, Inc.

signature by Rux Carter its President,
who is duly authorized, on this 21 day of December, 1962.

RUX CARTER REAL ESTATE COMPANY, INC.

By Rux Carter
Vice-President.



ATTEST.

Jane I. Carter
Secretary.

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116 1/2 1/2

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

TO

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

3.51
1.65
1.10

State of Alabama
SHELBY County

I, Walter C. B. B. B. B.,
a Notary Public in and for said
county in said state, hereby certify that Rux Carter,
whose name as President of the Rux Carter Real Estate Company, Inc.,
a corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21 day of December, 1962.

Walter C. B. B. B.
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/22/62
RECORDED & 2 MTG. TAX
& 3 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Coman M. Fowler
JUDGE OF PROBATE

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