

State of Alabama  
Shelby County

1863  
Know All Men By These Presents,

That in consideration of Two Hundred and no/100 \$200.00 DOLLARS  
to the undersigned grantor Cleve Tolbert " a widower "  
in hand paid by Albert Brown and wife Nancy Ann Brown  
the receipt whereof is acknowledged I the said Cleve Tolbert "a widower "  
does grant, bargain, sell and convey unto the said Albert Brown and wife Nancy Ann Brown  
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:  
From the Southeast corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run Northerly along the East boundary line of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec.1, Tsp.21S., R.3W. for 722.22 feet to the point of beginning of the land herein described; Thence continue Northerly along the East boundary line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec.1, Tsp.21S., R.3W. for 208.71 feet; Thence turn an angle of 88 Degrees, 10 $\frac{1}{2}$  Minutes to the left, and run Westerly for 417.42 feet; Thence turn an angle of 91 Degrees, 49 $\frac{1}{2}$  Minutes to the left and run Southerly for 208.71 feet; Thence turn an angle of 88 Degrees, 10 $\frac{1}{2}$  Minutes to the left and run Easterly for 417.42 feet to the point of beginning.  
This land being a part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West and being 2.0 acres.  
The purpose of this Deed is to correct errors in the description of the Deed from the Grantor herein to the Grantees herein, Dated the 20th. Day of April, 1960 and recorded in Deed Book 208, Page 7, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Albert Brown and wife Nancy Ann Brown  
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 heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I 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 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 29 day of December 1962  
WITNESSES:  
Cleve Tolbert (Seal.)  
J. T. Tolbert (Seal.)  
(Seal.)  
(Seal.)  
(Seal.)

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TO

*Alberty, Ala.*

WARRANTY DEED

JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of 19  
at o'clock M, and was duly re-  
corded in Volume of Deeds  
at page, and examined.

Judge of Probate.

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State of Alabama  
Shelby COUNTY

Justice of Peace  
, a Notary Public in and for said County, in said State,

I, Harold A Rubin  
hereby certify that Cleve Tolbert "A widower"  
whose name 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, I executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December

19 62

*Harold A Rubin* Justice of Peace  
As Notary Public

State of  
COUNTY

I, , a Notary Public in and for said County, in said State,  
do hereby certify that on the day of , 19 , came before me  
the within named known to me  
to be the wife of the within named who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
RECORDED & 9.00 INTG. TAX  
& 0.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Jankins*  
JUDGE OF PROBATE

288 888 272