

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable considerations

to the undersigned grantor Beulah Massey, an unmarried woman

in hand paid by John Bain, and wife, Katie Bain

the receipt whereof is acknowledged I the said Beulah Massey, an unmarried woman

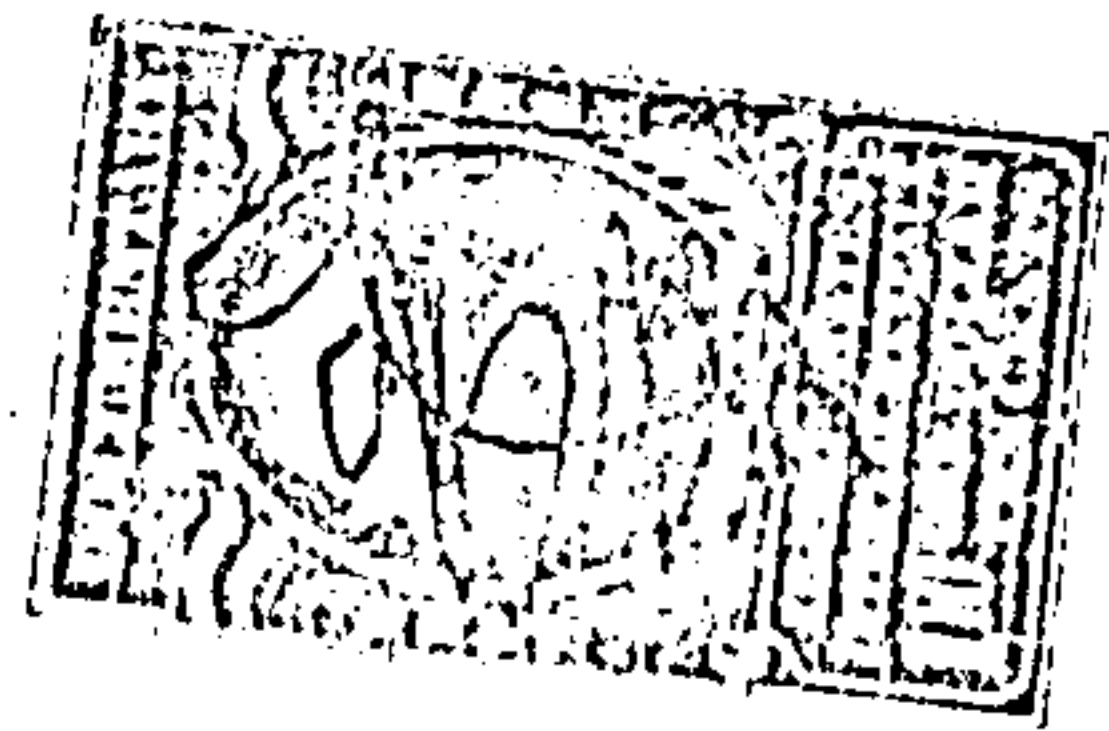
do grant, bargain, sell and convey unto the said John Bain and wife, Katie Bain

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

Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25 Township 19 South Range 3, West, more particularly described as follows: Commencing at the NE corner of said forty and run South along East line of said forty a distance of 6.09 chains to point of beginning; thence run South 54 deg West 7.60 chains to Right of way of old paved Birmingham-Montgomery Highway; thence along said Highway South 31 deg East 3.31 chains to center of South end of Iron Culvert on East side of said Highway; thence North 67 deg. East 5.20 chains to East line of said forty acres; thence North along East line of said forty acres, a distance of 5.60 chains to point of beginning, containing 2. 17 acres more or less.

Mineral and mining rights excepted.



TO HAVE AND TO HOLD Unto the said John Bain and wife, Katie Bain,

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.

To have and to hold the same unto the said John Bain and Katie Bain, their heirs and assigns forever, subject to the estate for life of the said Beulah Massey.

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

this 28th day of March, 1962.

WITNESSES:

Sam F. Bain
Mr. H. L. McClinton

Beulah Massey (Seal.)
(Seal.)
(Seal.)
(Seal.)

BOOK 224 PAGE 330

RETURN TO:

TO

AL 3 Reg 1104

Beaverton, Ala.

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
JEFFERSON COUNTY }

I, **W. B. Fernambucq** a Notary Public in and for said County, in said State,
hereby certify that **Beulah Massey**, an unmarried woman
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

28th day of March, 1962.

W B Fernambucq

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
FEB 21 1963
RECORDED & S. L. MTC. TAX
& C. L. MTC. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jones
JUDGE OF PROBATE

BOOK 224 PAGE 331