

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Dollar and other valuable consideration DOLLARS

to the undersigned grantor Eva C Stone and Husband Arlin R Stone

in hand paid by Joe Harold Maness and wife Frances Marie Maness

the receipt whereof is acknowledged we the said Eva C Stone and husband Arlin R Stone

do grant, bargain, sell and convey unto the said Joe Harold Maness and wife Frances Marie Maness

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

Shelby County, Alabama, to-wit: Begin at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West; Thence run Easterly along the North boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20S., R.3W. for 935.31 feet; Thence turn an angle of 88 Degrees, 55 Minutes, 15 Seconds to the right and run Southerly for 338.38 feet; Thence turn an angle of 88 Degrees, 55 Minutes, 15 Seconds to the left and run Easterly 591.19 feet, more or less, to a point on the West Right of Way line of the Helena- Maylene County Road; Thence run Southerly along the West R.O.W. line of said road for 668.75 feet; Thence run Westerly parallel to the South boundary line of Sec.28, Tsp.20S., R.3W. for 252.87 feet, more or less, to a point on the East boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20S., R.3W.; Thence run Southerly along the East boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20S., R.3W. for 330.0 feet to the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20S., R.3W.; Thence run Westerly along the South boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20S., R.3W. for 661.5 feet; Thence turn an angle of 88 Degrees, 51 Minutes, 40 Seconds to the right and run Northerly for 210.0 feet; Thence turn an angle of 88 Degrees, 51 Minutes, 40 Seconds to the left and run Westerly for 661.5 feet, more or less, to a point on the West boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp.20 S., R.3W.; Thence run Northerly along the West boundary line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec.28, Tsp. 20 S., R.3W. for 1116.25 feet, more or less, to the point of beginning.

This land being a part of the South Half of the SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, and being 37.58 acres, more or less.

TO HAVE AND TO HOLD Unto the said Joe Harold Maness and Wife Frances Marie Maness

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 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 18 day of April 1963

WITNESSES:

Eva C. Stone (Seal.)

Arlin R. Stone (Seal.)

(Seal.)

(Seal.)

TO

Johnnie
P.C. Box 114

WARRANTY DEED
JOINT GRANTEES 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.

1.45
5.00
5.50
17.95

State of

COUNTY

I, **Harold A Rubin**, a Notary Public in and for said County, in said State,
hereby certify that **Eva C Stone and Alvin R Stone**
whose name s 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 18 day of April

1963

Harold A Rubin As Notary Public

State of

COUNTY

I, do here the wit to be th separate and apart for own free will and accord, and without fear, constraints, or threats on the part of
she signed the same the husband.

Given under

this the

day of

19

As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 MAY 1963
RECORDED & \$... TO. TAX
& \$... TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jacobs
JUDGE OF PROBATE