

State of Alabama

SHELBY

County

Know All Men By These Presents,

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

to the undersigned grantor John Guy Turner and wife, Unice Maggie Turner

in hand paid by Ernest M. Clinkscales and wife, Ruby Clinkscales

the receipt whereof is acknowledged we the said John Guy Turner and wife, Unice Maggie Turner

do grant, bargain, sell and convey unto the said Ernest M. Clinkscales and wife, Ruby Clinkscales

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

Shelby County, Alabama, to-wit: That part of the

NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 18, South Range 2 E., lying within the following described tract:
A parcel of land situated partly in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 23, Township 18 South Range 2 East and in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 26, Township 18 South Range 2 East. Commence at the N. E. corner of the above said NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 26 and in a westerly direction along the land line, run a distance of 673.46 feet, to the center line of the County Road; thence turn an angle of 83 degrees 10' to the right along said center line for a distance of 50.35 feet, to the point of beginning; thence turn an angle of 83 deg. 10' to the left for a distance of 620.54 feet; thence turn an angle of 90 degrees to the left for a distance of 370.0 feet; thence turn an angle of 90 degrees to the left for a distance of 493.05 feet, to the center line of the above said County Road; thence turn an angle of 61 degrees 39' to the left along said center line for a distance of 127.72 feet; thence turn an angle of 9 degrees 00' to the left along said center line for a distance of 220.0 feet; thence turn an angle of 26 degrees 11' to the left along said center line for a distance of 50.35 feet, to the point of beginning.

TO HAVE AND TO HOLD Unto the said Ernest M. Clinkscales and wife, Ruby Clinkscales

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 us 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 hand s and seal,s

this 1th day of June, 1963

WITNESSES:

Frances Warren
as to each signature

John Guy Turner (Seal.)

Unice Maggie Turner (Seal.)

(Seal.)

(Seal.)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that John Guy Turner and wife, Unice Maggie Turner 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 7th day of June, 19 63
Frances Warren As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/13/63
RECORDED & \$ MTG. TAX
& \$ SELLER TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. J. J. J.
JUDGE OF PROBATE

BOOK 225 PAGE 665

RETURN TO: John S. Thornton
P.O. Box 162
Daleville, Mo., Ark.

John Guy Turner and wife,
Unice Maggie Turner

TO

Ernest M. Clinkscales and wife,
Ruby Clinkscales

WARRANTY DEED

JOINT GRANTEEES 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.

1.41
1.91