

State of Alabama
SHELBY **County**

Know All Men By These Presents,

That in consideration of love and affection and Five (\$5) - - - - - DOLLARS

to the undersigned grantor Claire M. Ulmer

in hand paid by James J. Bethune, Jr. and wife, Margaret Ann, u. Bethune

the receipt whereof is acknowledged we the said Claire M. Ulmer and husband,

T. Clyde Ulmer,

do grant, bargain, sell and convey unto the said James J. Bethune, Jr., and

Margaret Ann U. Bethune

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

Shelby County, Alabama, to-wit:

Commence at Northeast Corner of Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 36 Township 18 South of Range 2 West and run thence in a westerly direction along the North line of said section a distance of Three Hundred Fifty (350) feet to point on easterly line of a Fifty (50) foot easement granted by T. U. Crumpton for road serving parcel of land hereby conveyed and other property of grantor and property of said T. U. Crumpton which is point of beginning of parcel of land hereby conveyed; run thence southerly along said east line of said easement a distance of Two Hundred Fifty (250) feet; run thence easterly and parallel with North line of said Section 36 a distance of One Hundred Sixty (160) feet; run thence northerly a distance of Two Hundred Fifty (250) feet to point on north line of said section 36 which is One Hundred Sixty (160) feet easterly from point of beginning; run thence westerly along said line of said section to said point of beginning; said parcel of land hereby conveyed being One (1) acre, more or less, situated in Northeast Quarter of Northwest Quarter of Northwest Quarter of Section 36, Township 18 South, Range 2 West.

TO HAVE AND TO HOLD Unto the said James J. Bethune, Jr. and Margaret Ann U. Bethune, 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 are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except lien of ad valorem taxes for 1963;

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 out

hands and seals

this 17th day of January, 1963.

WITNESSES:

Elaine M. Ulmer.....(Seal.)
Elaine M. Ulmer

..... (Seal.)

T. Clyde Ulmer

TO

Re 13 Dec 9 '0

13 Jan '0

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 recorded in Volume of Deeds at page , and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that Claire M. Ulmer and husband, T. Clyde Ulmer, 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.

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 who, being examined to be the wife of the within named 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 Jan 13
1963
RECORDED & \$6 RTG. TAX
& \$200 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jacobs
JUDGE OF PROBATE

1.45
1.00
1.00
1.00