

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Eight Thousand and No/100(\$8,000.00)***** DOLLARS

to the undersigned grantors, H. B. Runyan and his wife, N. E. Runyan

in hand paid by N. Frank Wortham and his wife, Eva Mae Wortham

the receipt whereof is acknowledged we the said H. B. Runyan and wife, N. E. Runyan

do grant, bargain, sell and convey unto the said N. Frank Wortham and wife, Eva Mae Wortham

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

Shelby County, Alabama, to-wit:

A certain tract or parcel of land containing 100 acres more or less and being more particularly described as follows: The Northwest Quarter (NW $\frac{1}{4}$) of Section 30, Township 19, Range 2 East, in Shelby County, Alabama, except twenty (20) acres, more or less, described as follows: Beginning at the Southeast Corner of said Northwest Quarter and run west along the south boundary of said Quarter 726 feet; run thence North 2° 45' West 1320 feet to the center of said Quarter, run thence North 87° 50' East 362.5 feet; run thence South 56° 38' East 138.7 feet, run thence South 69° 15' East 278 feet run thence South 2° 45' East 1137.5 feet, to a point of beginning; Also except a certain tract or parcel of land containing 20 acres more or less being more particularly described as follows: Beginning at the Northwest corner which is the Section corner of Sections 24, 19, 30 and 25, and is located by a concrete monument so marked; thence North 86°-34' East along the section line a distance of 1601.9 feet to the intersection of the section line and the West Right of way line of Highway No. 91, said intersection being marked with an iron pin; thence South 10°-14' East along the Right of way line of Highway No. 91 a distance of 197.4 feet to a concrete monument bearing the inscription of P.S.T. 506 plus 92.2; thence along the West Right of way line of Highway No. 91 in a Southeasterly direction which is a 4° curve, an arc distance 338.1 feet and a long chord which bears 13°-12' East 337.1 feet to an iron pin; thence South 86°-34' West a distance of 1671.8 feet to the intersection of the West boundary line of Section 30, said intersection being marked with an iron pin; thence North 2°-40' West along boundary line of section 30 and 25 a distance of 527.5 feet to the point of beginning, the bearings in this description all being true bearings and oriented from the center-line of Highway No. 91; Also except 15 acres more or less being all of that part of the Northwest Quarter (NW $\frac{1}{4}$) of Section 30, Township 19, Range 2 East lying east of Highway No. 91.

TO HAVE AND TO HOLD Unto the said N. Frank Wortham and wife, Eva Mae Wortham

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;

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, s

this 12th day of July, 1963

WITNESSES:

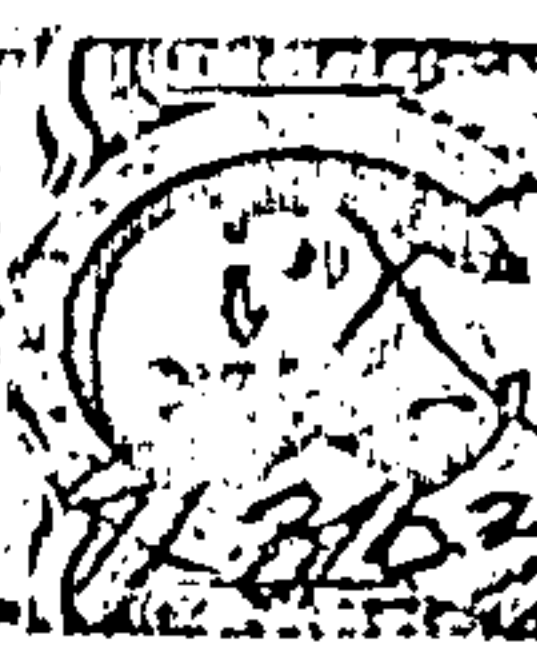
H. B. Runyan
N. E. Runyan

(Seal.)

(Seal.)

(Seal.)

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Yellow No. 482

Chas. H. H. H.

H. B. Runyan and wife, N. E. Runyan

TO 4.41 9.55

N. Frank Northam & wife

Eva Mae Northam

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.

State of Oregon
Multnomah COUNTY

I, FRANK J. GROSS, a Notary Public in and for said County, in said State, hereby certify that H.B. Runyan & N.E. Runyan Husband & Wife whose name(s) signed to the foregoing conveyance, and who APE known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July 1963

As Notary Public
Exp H-94-66

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

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM 10/10 1962
RECORDED & MTG. TAX
& \$5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Joubert
JUDGE OF PROBATE