

5000
12/4

State of Alabama
Shelby County }

Know All Men By These Presents.

That in consideration of ONE DOLLAR & other good and valuable consideration

DOLLARS

to the undersigned grantor s J. C. Knox and wife, Inez Knox

in hand paid by Wilburn Audry Seales and wife, Patsy Ruth Seales

the receipt whereof is acknowledged we the said J. C. Knox and Inez Knox

do grant, bargain, sell and convey unto the said Wilburn Audry Seales and Patsy Ruth Seales

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

Shelby County, Alabama, to-wit:

From the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West run Easterly along the North boundary line of the said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 18, Twp. 21S., R. 2W. for 43.57 feet; Thence turn an angle of 73 Degrees, 30 Minutes to the right and run Southeastly 401.0 feet to a point on the West Right of Way line of U.S. 31 Highway for the point of beginning of the land herein described and conveyed; Thence turn an angle of 118 Degrees, 25 Minutes to the right and run Northwesterly 135.36 feet; Thence turn an angle of 104 Degrees, 44 Minutes to the left and run Southerly for 210.96 feet; Thence turn an angle of 109 Degrees, 12 Minutes to the left and run Northeasterly 221.36 feet, more or less, to a point on the West R.O.W. line of U.S. 31 Highway; Thence turn an angle of 107 Degrees, 44 Minutes to the left and run Northwesterly along the West R.O.W. line of U.S. 31 Highway 129.75 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West and being 0.67 acres, more or less.

The South boundary line of the above described land crosses the center of a well located 63.21 feet East of the Southwest corner of said land. It is the intention of the Grantor to convey to the Grantee one half interest in said well.

TO HAVE AND TO HOLD Unto the said Wilburn Audry Seales and Patsy Ruth Seales,

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,

this 26th day of November, 1963.

WITNESSES:

J. C. Knox (Seal.)
Inez Knox (Seal.)
 (Seal.)
 (Seal.)

J. C. Johnson

TO

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.

1045
5.00
5.52
11/95State of ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. C. Knox and Inez Knox 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 26 day of November,

1963.

Lance Brasler As Notary Public

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

