

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION and the sum of ONE AND NO/100 DOLLARS

to the undersigned grantors Elna Bristow Rumme1, and husband, Bernard Rumme1

in hand paid by Elna Bristow Rumme1 and husband, Bernard Rumme1

the receipt whereof is acknowledged we the said Elna Bristow Rumme1 and Bernard Rumme1

do grant, bargain, sell and convey unto the said Elna Bristow Rumme1 and Bernard Rumme1

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

Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Northwardly along the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 6.319 chains to a point on the center line of the Louisville and Nashville Railroad right of way; thence Eastwardly at a deflection angle of 93 deg. 02minutes to the right along the center line of said railroad right of way a distance of 1.60 chains to a point; thence Northwardly parallel to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 1.288 chains to a point, which is the point of beginning; thence continue Northwardly parallel to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 8.94 chains to a point; thence Eastwardly at right angles to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 2.037 chains, more or less to a point on the extension Northwardly of the West line of Church Street; thence Southwardly along the extension Northwardly of the West line of Church Street and the West line of Church Street a distance of 9.56 chains to a point, which is 85 feet Northwardly at right angles to the center line of the Louisville and Nashville Railroad right of way; thence Westwardly parallel to and 85 feet Northwardly of the center line of said right of way a distance of 5.45 chains, more or less, to the point of beginning, and containing 3.35 acres, more or less.

TO HAVE AND TO HOLD Unto the said Elna Bristow Rumme1 and Bernard Rumme1

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 December, 1961.

WITNESSES:

Elna Bristow Rumme1 (Seal.)
(Elna Bristow Rumme1)
Bernard Rumme1 (Seal.)
(Bernard Rumme1)
(Seal.)
(Seal.)

159
228
827
300X

RETURN TO:

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, *Lance Brasher*

a Notary Public in and for said County, in said State,

hereby certify that Elna Bristow Rummel and Bernard Rummel

whose names are assigned 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

4th

day of

December, 1961.

Lance Brasher

Notary Public.

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STATE OF ALABAMA
SHELBY COUNTY
12/22/61
8 AM
1963
NOTARY
LANCE BRASHER
NOTARY PUBLIC