

2104

1870

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Hundred Dollars and other good and valuable consideration

to the undersigned grantor Billy Jack Holcombe and wife, Helen Holcombe; and J. D. Holcombe and wife, Cora Lee Holcombe in hand paid by James Edward Acres and wife Esther Yeager Acres

the receipt whereof is acknowledged we the said Billy Jack Holcombe and wife, Helen Holcombe; and J. D. Holcombe and wife, Cora Lee Holcombe

do grant, bargain, sell and convey unto the said James Edward Acres and wife Esther Yeager Acres

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

Shelby

County, Alabama, to-wit:

From the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 3 West run Northerly along the West boundary line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, Twp. 21 S., R. 3 W. for 417.42 feet; Thence turn an angle of 91 Degrees, 35 Minutes, 40 Seconds to the right and run Easterly 30.01 feet to the point of beginning of the land herein described and conveyed; Thence continue Easterly along the last said course for 536.25 feet; Thence turn an angle of 88 Degrees, 18 Minutes, 35 Seconds to the right and run Southerly 121.42 feet; Thence turn an angle of 88 Degrees, 19 Minutes to the left and run Easterly 209.78 feet; Thence turn an angle of 91 Degrees, 41 Minutes to the left and run Northerly 458.80 feet; Thence turn an angle of 98 Degrees, 56 Minutes to the left and run Southwesterly 286.62 feet; Thence turn an angle of 17 Degrees, 08 Minutes to the right and run Northwesterly 299.46 feet; Thence turn an angle of 11 Degrees, 51 Minutes to the left and run Southwesterly 165.82 feet; Thence turn an angle of 86 Degrees, 15 Minutes to the left and run Southerly 302.93 feet, more or less, to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 3 West and being 5.8404 acres, more or less.

(See over for easement, restrictions and covenants regarding the above described land)

TO HAVE AND TO HOLD Unto the said James Edward Acres and wife Esther Yeager Acres

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.

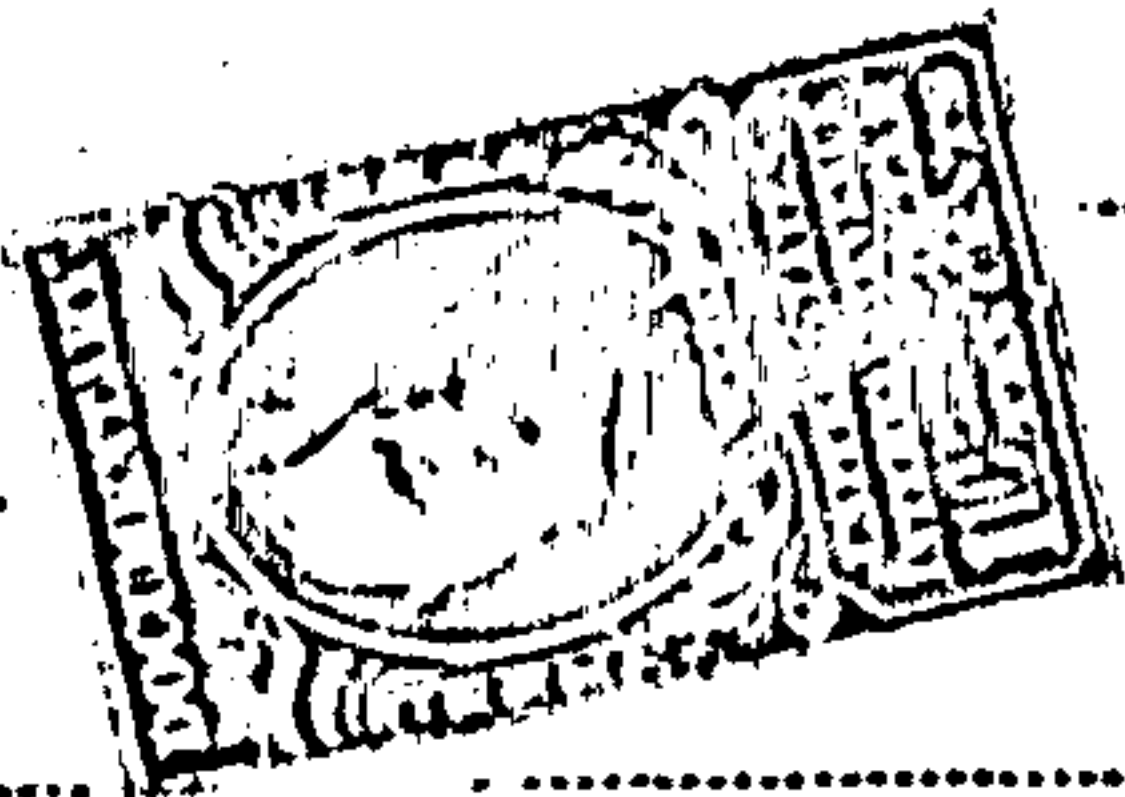
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 hand and seal,

this 17 day of January, 1964

WITNESSES:



Billy Jack Holcombe (Seal.)
Helen Holcombe (Seal.)
J. D. Holcombe (Seal.)
Cora Lee Holcombe (Seal.)

BOOK 226 PAGE 926

Wille: B. E. McCombe
H. E. McCombe

FORM 207-A

TO

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.

1-45
1-10
255

State of Alabama

Shelby COUNTY

I, Flootta E. Barton, a Notary Public in and for said County, in said State,
hereby certify that Billy Jack Holcombe, Helen Holcombe, J.D. Holcombe and Cora Lee
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, have executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January

Flootta E. Barton As Notary Public
1964

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

Together with the full & free right of access to the grantees herein, their
successors & assigns over and along that certain 30 foot roadway being constructed
along the east side of said land, which roadway leads to the Cedar Grove Mine
public road.

The above property shall only be used for residential purposes and no dwelling
house shall be constructed thereon having less than 900 sq. feet of floor space,
excluding porches. Said property shall not be used for permanent house trailer
parking, except that a trailer may be parked there on by the owners for not more
than six months while a dwelling house is being constructed thereon.

The above shall be a covenant running with the land and shall bind the grantees,
their successors and assigns.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
1/22/64
RECORDED & MTG. TAX
& \$1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Dauler
JUDGE OF PROBATE

126 1964 822 MCME