

2633

100.

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One (\$1.00) DOLLARS  
and other good and valuable considerations  
to the undersigned grantor G. W. Simpson and wife Eula Simpson  
in hand paid by Willard Chance and wife Annie Mae Chance  
the receipt whereof is acknowledged we the said G. W. Simpson and wife Eula Simpson  
do grant, bargain, sell and convey unto the said Willard Chance and wife Annie Mae  
Chance  
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

The purpose of this deed is to correct errors in the description of the deed from the Grantors herein, to the Grantees herein, dated the 3rd. day of December 1963, and recorded in Deed Book 228, Page 519 in the Probate Office of Shelby County, Ala. and a part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 21, South, Range 3 West described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 12, and run South 88 deg. 15 min. West 1077 feet: Thence continue South 88 deg. 15 min. West 280 feet, which point is on the North line of said forty acres: thence run South 5 deg. 15 min. East a distance of 1208 feet to point of beginning of lot herein described, which point is on North margin of old paved Montgomery-Birmingham Highway: thence run North 5 deg. 15 min. West a distance of 282 feet to the South boundary of the Alabama Power Company Right of Way: thence run East along the South boundary of Alabama Power Company Right of Way 178 feet: thence in a Southerly direction a distance of 318 feet to a point on the North boundary line of said Montgomery Highway, which point is 70 feet Eastwardly from the point of beginning: thence run in a Westerly direction along said highway right of way 70 feet to point of beginning.

MINERALS AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said Willard Chance and wife Annie Mae Chance 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 24 day of January 1964

WITNESSES:

Harold A. Rubin  
\_\_\_\_\_  
\_\_\_\_\_

G W Simpson 54 (Seal.)  
Eula Simpson (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)

TO

*Willard Chance*  
*#1 Advertiser*

**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.

*1.95*

State of

Shelby

COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State,  
hereby certify that G. W. Simpson and wife Eula Simpson  
whose name 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 24 day of January

*Sue Rubin*

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

BOOK 229 PAGE 409

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED IN  
RECORDED & INDEXED  
& S. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Constance M. Rubin*  
JUDGE OF PROBATE