

2889

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nineteen Thousand Five Hundred Dollars (\$19,500.00), to the undersigned grantors, MAURICE F. BISHOP and wife, MINNIE R. BISHOP, and McNEIL ROBINSON and wife, HELEN E. ROBINSON, in hand paid by C. B. MORGAN and wife, VIRGINIA MORGAN, and PAUL E. GEORGE and wife, LOUISE GEORGE, the receipt whereof is acknowledged, we, the said grantors do hereby grant, bargain, sell and convey unto the said grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the NE-1/4 of SW-1/4 and all of the SE-1/4 of the SW-1/4 and all of the SW-1/4 of the SW-1/4 of Section 28, Township 20 S, Range 4W, and all of the NW-1/4 of the NW-1/4 of Section 33, Township 20 S, Range 4 W, lying north of Shades Mountain Road, except the following:

Begin at a point 20' north of the center of Shades Mountain Road and 377.5' south of the NE corner of the SE-1/4 of the SW-1/4, Section 28, Township 20 S, Range 4 W, that point being on the east boundary line of SE-1/4 of SW-1/4 of Section 28, Township 20 S, Range 4 W, thence north along the east boundary line of the SE-1/4 of the SW-1/4 and NE-1/4 of SW-1/4, Section 28, Township 20 S, Range 4 W, and a distance of 956.28', thence turn an angle of 131° 36" to left and go a distance of 1126.16', thence turn an angle of 89° 4" to left and go a distance of 710.94', more or less, to a point 20' from the center of Shades Mountain Road, thence continue along last described course 20' to the center line of said Shades Mountain Road, thence turn an angle of 89° 17" left and go a distance of 300' along the center line of said road, thence turn an angle of 2° 21" to left and continue along center of said road a distance of 183.64', more or less, to a point on the east boundary of said SE-1/4 of SW-1/4 of Section 28, Township 20 S, Range 4 W, thence north along the east boundary of SE-1/4 of SW-1/4 of Section 28, Township 20 S, Range 4 W, 20' to point of beginning.

The above tract of land being in the NE-1/4 of SW-1/4 and the SE-1/4 of SW-1/4, of Section 28, Township 20 S, Range 4 W.

The above property being that conveyed by warranty deed dated August 10, 1957, from Pauline D. Richardson and husband, S. E. Richardson, to Maurice F. Bishop and McNeil Robinson, said deed being recorded in Vol. 188 at page 394, Office of the Probate Court of Shelby County, Alabama.

Also excepting and excluding therefrom the property previously conveyed by Maurice F. Bishop and McNeil Robinson to Arnold B. Ford

and wife, Burniece M. Ford, which is described in mortgage recorded in Vol. 274, at page 190, Office of the Probate Court of Shelby County, Alabama, which said mortgage has been satisfied.

TO HAVE AND TO HOLD Unto the said grantees, 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 seals, this 27th day of February, 1964.

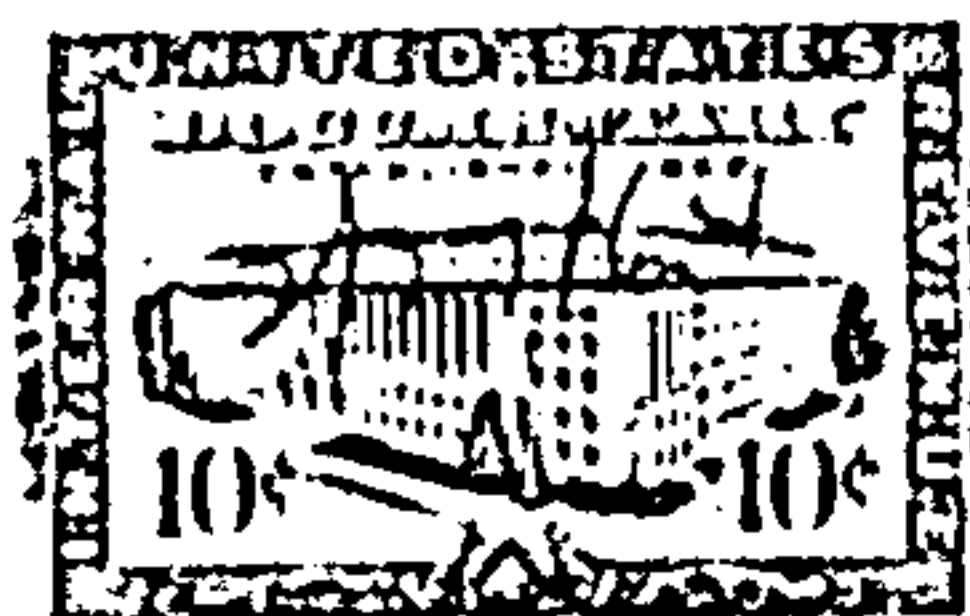
M. H. Arnold (L.S.)

Minnie P. Bishop (L.S.)

W. H. Robinson (L.S.)

Helen E. Robinson (L.S.)

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, John P. Carlton, a Notary Public in and for said County, in said State, hereby certify that MAURICE F. BISHOP and wife, MINNIE R. BISHOP, 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 27 day of February, 1964.

John P. Carlton
Notary Public
JEFFERSON COUNTY, ALA.
FEB 27 1964

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Kathleen Crosby, a Notary Public in and for said County, in said State, hereby certify that McNEIL ROBINSON and wife, HELEN E. ROBINSON, 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 27th day of February, 1964.

Kathleen Crosby
Notary Public
JEFFERSON COUNTY, ALA.
FEB 27 1964

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
3/3/64
RECORDED & INDEXED
& \$19.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Joubert
JUDGE OF PROBATE

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