

State of Alabama

Shelby

County

3348

Know All Men By These Presents,

That in consideration of One Dollar (\$1.00) and other valuable considerations DOLLARS

to the undersigned grantor D. H. Holcombe and wife, Theron M. Holcombe

in hand paid by James S. Parsons and wife, Elvia Parsons

the receipt whereof is acknowledged by the said D. H. Holcombe and wife, Theron M. Holcombe

do grant, bargain, sell and convey unto the said James S. Parsons and wife, Elvia Parsons

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

Shelby County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 East, more particularly described as follows: Commence at the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run in a Westerly direction along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 51.14 feet to West right of way line of Chelsea Game Preserve Road for point of beginning of tract herein described; thence continue along same said course for a distance of 350.0 feet; thence turn an angle of 107° 00' to left and run a distance of 221.83 feet; thence in a Northeasterly direction along the arc of a curve having a radius of 437.33 feet, with a central angle of 23° 17 $\frac{1}{2}$ ' for a distance of 181.95 feet; thence continue Northeasterly along the Northerly right of way line of Chelsea Game Preserve Road a distance of 196.4 feet to point of beginning.

This deed is given to correct error in deed recorded in Volume 203, Page 215, in the Probate Office in Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said James S. Parsons and wife, Elvia Parsons

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 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 8th day of February, 1964

WITNESSES:

D. H. Holcombe (Seal.)

Theron M. Holcombe (Seal.)

(Seal.)

(Seal.)

BOOK 229 PAGE 807

State of

Shelby

COUNTY

I, Franklin Howell, a Notary Public in and for said County, in said State, hereby certify that D. H. Holcombe and wife, Theron M. Holcombe 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of February, 19 64

As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2/29/64  
RECORDED & MTG. TAX  
& S.D. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
Conrad M. Faulkner  
JUDGE OF PROBATE

BOOK 229 PAGE 868

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.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

1.95