

State of Alabama

JEFFERSON

County

Know All Men By These Presents,

That in consideration of LOVE AND AFFECTION -----DOLLARS

to the undersigned grantor JOSEPHINE MAE REEVES, a unmarried woman

in hand paid by JOSEPHINE MAE REEVES AND VELMA I. REEVES

the receipt whereof is acknowledged I the said JOSEPHINE MAE REEVES, a unmarried woman

do grant, bargain, sell and convey unto the said JOSEPHINE MAE REEVES AND VELMA I. REEVES

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

SHELBY

County, Alabama, to-wit:

A part of the E½ of NE¼ of NW¼ Section 28, Township 19, Range 1 East, described as follows: From the NE corner of the NE¼ of NW¼ of said Section run West along North boundary of said Section 28, for a distance of 210 feet to point of beginning of tract herein described; thence continue West along North boundary of said Section, for 210 feet; thence turn angle of 90 deg. 20 min. to left and run 665 feet; thence turn angle of 89 deg. 40 min. to left and run 420 feet; thence turn an angle of 90 deg. 20 min. to left and run 320 feet to SE corner of Smith lot; thence turn angle of 90 deg. 00 min. to left and run 90 feet; thence turn angle of 70 deg. 56 min. to right and run 367.58 feet to point of beginning, excepting right of way of U. S. Highway 280, and also excepting ½ interest to mineral rights.

As part of the above consideration the grantees assume and agree to pay that certain mortgage to Home Federal Savings and Loan Association dated May 24, 1963 recorded in Volume 282 at Page 672, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said JOSEPHINE MAE REEVES AND VELMA I. REEVES

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes due and payable October 1, 1964 and as stated above.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 2nd day of July, 1964.

WITNESSES:

*Ruth Ramsey*  
*James R. Davis*

*Josephine Mae Reeves* (Seal.)  
Josephine Mae Reeves

..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 231 PAGE 281

Realty Title Company  
2025 2th Avenue North  
Birmingham, Alabama

JOINT GRANTEEES WITH SURVIVORSHIP

# WARRANTY DEED

TO

State of ALABAMA

JEFFERSON

COUNTY

I, Ruth Ramsey, a Notary Public in and for said County, in said State, hereby certify that JOSEPHINE MAE REEVES, a unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July

Ruth Ramsey As Notary Public

19 64.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

RECORDED & MFG. TAX  
& \$-DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE