

State of Alabama

SHELBY County

Know All Men By These Presents

4733

That in consideration of One dollar and other valuable considerations DOLLARS

to the undersigned grantor Ronald W. Cummings and wife Margaret E. Cummings
(Sole surveying Heirs of Agnes Cummings)
in hand paid by Ronald W. Cummings and wife Margaret E. Cummings

the receipt whereof is acknowledged we the said Ronald W. Cummings and wife Margaret E. Cummings

do grant, bargain, sell and convey unto the said Ronald W. Cummings and wife Margaret E. Cummings

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

Shelby County, Alabama, to-wit:

A lot or parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, Shelby County and more particularly described as follows: Commence at a point on the South boundary of County Highway No. 10 on the East boundary of parcel conveyed to Agnes Cummings said parcel described and recorded in Deed Book 222 Page 983 in the Probate records of Shelby County and said point being 513.1 feet north of the SE corner of said tract; thence run North 79 degrees 40 minutes West along said highway boundary 213.5 feet; thence run South 191 feet; thence run South 83 degrees 10 minutes East 211.5 feet; thence run North 177.7 feet to the point of beginning.

A right-of-way for a road 20 feet in width is reserved across the East end of the above described lot.

In the event of sale of above described tract, James Cummings shall have first option to buy.

TO HAVE AND TO HOLD Unto the said Ronald W. Cummings and wife Margaret E. Cummings

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 s and seal,

this 31st day of March, 1966

WITNESSES:

Ray H. Moore

Ronald W. Cummings (Seal.)

Margaret E. Cummings (Seal.)

(Seal.)

(Seal.)

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TO

WARRANTY DEED

JOINT GRANTEES 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.

State of ALABAMA

SHELBY COUNTY

I, Roy H. Moore, a Notary Public in and for said County, in said State,
hereby certify that Ronald W. Cummings and wife Margaret E. Cummings
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 31st day of March 19 66

Roy H. Moore As Notary Public
My commission expires Oct. 24, 1967

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

RETURN TO:
JIM WALTER CORP.
P. O. BOX 9128
TAMPA 4, FLA.

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