

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Dollar and other valuable considerations DOLLARS

to the undersigned grantor James Cummings and wife Mary Elizabeth Cummings

in hand paid by Ronald W. Cummings and wife Margaret E. Cummings

the receipt whereof is acknowledged By the said James Cummings and wife Mary Elizabeth 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, 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 the grantor 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 and seal,

this 12th day of April, 1966

WITNESSES:

James Cummings (Seal.)  
Mary Elizabeth Cummings (Seal.)  
(Seal.)  
(Seal.)

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*Jim Walter*  
*Box 8149*  
*Prater*  
*Prater*  
FORM 207-A

James Cummings & Wf. Mary

Elizabeth Cummings

TO

Ronald W. Cummings & Wf.

Margaret E. Cummings

# WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

SHELBY 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.

RETURN TO: Judge of Probate.

RONALD W. CUMMINGS  
Route One  
Marvel, Alabama

State of Texas  
Taylor COUNTY

I, Tommy S. Kyzar, a Notary Public in and for said County, in said State, hereby certify that James Cummings 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 1966

*Tommy S. Kyzar* As Notary Public

State of Texas  
Taylor COUNTY

I, Tommy S. Kyzar, a Notary Public in and for said County, in said State, do hereby certify that on the 12 day of April, 1966, came before me the within named Mary Elizabeth Cummings known to me to be the wife of the within named James Cummings 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 12 day of April 1966

*Tommy S. Kyzar* As Notary Public

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STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 12-18-66  
RECORDED & INDEXED  
PD. ON THE 12th DAY OF APRIL  
JUDGE OF PROBATE

145-  
50  
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