

State of Alabama

SHELBY

County

Know All Men By These Presents.

5368

That in consideration of One Hundred and 00/100 (\$100.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor Benjamin Thomas Kimbrough, an unmarried man
in hand paid by Theolphus Perkins and Frances Perkins

the receipt whereof is acknowledged I the said Benjamin Thomas Kimbrough

do grant, bargain, sell and convey unto the said Theolphus Perkins and Frances Perkins

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

Shelby

County, Alabama, to-wit:

Commence at the southwest corner of Section 27, Township 19 South, Range 2 East and thence proceed north 87 deg. 45 min. East along the south boundary of said Section for a distance of 1076.15 feet; thence turn an angle of 90 deg. 15 min. to the left and proceed north 2 deg. 30 min. west for a distance of 200 feet to the point of beginning; from this beginning point continue north 2 deg. 30 min. west for a distance of 100 feet; thence turn an angle of 90 deg. 15 min. to the right and proceed north 87 deg. 45 min. East for a distance of 210 feet; thence turn an angle of 89 deg. 45 min. to the right and proceed south 2 deg. 30 min. east for a distance of 100 feet; thence, turn an angle of 90 deg. 15 min. to the right and proceed south 87 deg. 45 min. west for a distance of 210 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 2 East, and containing 0.48 acres.

TO HAVE AND TO HOLD Unto the said Theolphus Perkins and Frances Perkins

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;

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 10 day of Jan. 1967.

WITNESSES:

Rev. Herbert S. Guthrie
.....
.....
.....

Benjamin Thomas Kimbrough (Seal)

..... (Seal.)

..... (Seal.)

..... (Seal.)

690
247
142

State of ALABAMA

SHELBY COUNTY

I, *Frank P. Nelson*

, a Notary Public in and for said County, in said State,

hereby certify that Benjamin Thomas Kimbrough, an unmarried man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *10th* day of *Jan.*

19 *67*

Frank P. Nelson As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 APR 13 PM 3:35
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. ...
JUDGE OF PROBATE

247 net 691

RETURN TO *Adkins, L. G. H.*
2121 20th

Benjamin Thomas Kimbrough,

an unmarried man

TO

Theophilus Perkins and

Frances Perkins

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

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