

12,050
11,650
dp 400.00
Su mly

State of Alabama
SHELBY County

Know All Men By These Presents,

That for and in consideration of Twelve Thousand Fifty and no/100 - - - - DOLLARS
to the undersigned grantor, (\$12,050.00)
Johnson-Rast & Hays Company
a corporation, in hand paid by Theolphus Perkins and wife, Willie Frances Perkins
the receipt whereof is acknowledged, the said
Johnson-Rast & Hays Company

does by these presents, grant, bargain, sell, and convey unto the said
Theolphus Perkins and wife, Willie Frances Perkins
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East,
more particularly described as follows: Commence at the southwest corner
of the above said $\frac{1}{4}$ - $\frac{1}{4}$ and along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ run north 87°
45' East for a distance of 1076.15 feet, thence turn an angle of 90°15'
to the left and run north 2°30' West for a distance of 200.0 feet to the
point of beginning, thence continue north 2°30' West for a distance of
100.00 feet, thence turn an angle of 90°15' to the right and run north
87°45' East for a distance of 210.0 feet, thence turn an angle of 89°
45' to the right and run south 2°30' East for a distance of 100.0 feet,
thence turn an angle of 90°15' to the right and run south 87°45' West
for a distance of 210.0 feet to the point of beginning.

This conveyance is subject to the following:
1. Taxes for the year 1968

~~2. Road right of way easements to Shelby County recorded in Book 114,
Page 563 and Book 170, Page 124, in the Probate Office of Shelby
County, Alabama~~

\$11,650.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously with delivery of this deed

TO HAVE AND TO HOLD Unto the said Theolphus Perkins and Willie 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 said Johnson-Rast & Hays Company does for itself, its successors
and assigns, covenant with said Theolphus Perkins and Willie Frances Perkins, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except as stated above;
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said Theolphus Perkins and Willie
Frances Perkins, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Johnson-Rast & Hays Company has hereunto set its
signature by B. D. Compton its Vice President,
who is duly authorized, ~~and has acknowledged the same to be attested by its Secre-~~
tary, on this 2nd. day of November, 1967.

ATTEST:

Secretary.

JOHNSON-RAST & HAYS COMPANY

By B. D. Compton
(B. D. Compton, Vice-President.)

State of Alabama

JEFFERSON

County

I, THE UNDERSIGNED, a Notary Public in and for said county in said state, hereby certify that B. D. Compton whose name as Vice President of the Johnson-Rast & Hays Company a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of November, 1967.

Betty J. Calvert
Notary Public.
My Commission Expires July 8, 1971



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1967 NOV - 6 PM 2: 06
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONF. M. J. JONES
JUDGE OF PROBATE

250 PAGE 719

W. A. JENKINS, JR., ATTORNEY
623 FRANK NELSON BLDG.
BIRMINGHAM, ALA.

Johnson-Rast & Hays Company

TO
Theophilus Perkins and
Willie Frances Perkins

50
142-
195

CORPORATION
WARRANTY DEED

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
TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

611 1028