

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration to the undersigned grantor by the grantees herein, the receipt whereof is hereby acknowledged, I, John Robert Davis, Jr. (also known as J. R. Davis, Jr.,) herein referred to as grantor, do grant, bargain, sell and convey unto John Robert Davis, Jr. and wife Bessie A. Davis, herein referred to as grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The South 35 feet of the north half of the Southeast Quarter of the Northeast Quarter of Section 35 in Township 18 South of Range 2 East, which is more accurately described as follows: Commence at the Northeast corner of said Section 35 and run thence South 2003.92 feet along the East boundary line of said Section 35 to the point of beginning of the parcel of land herein conveyed. From said point of beginning turn an interior angle of 89 degrees and 44.5 minutes to the right and run thence west along the south boundary line of the north half of the Southeast Quarter of the Northeast Quarter of Section 35, Township 18 South, Range 2 East, 1372.75 feet to the west boundary line of said quarter quarter section; thence turn an interior angle of 90 degrees and 50 minutes to the right and run north along said west boundary line 35 feet; run thence east and parallel with said south boundary line to the said east boundary line of said Section 35; run thence south along said east boundary line 35 feet to the point of beginning, situated in Shelby County, Alabama, and subject to easements and rights of way of record.

AND, The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and a parcel of land commencing at the NW corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence north to Glade Branch; thence East on down Glade branch to Coosa Valley dirt road; thence East up ditch to line; thence South to the SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence West to NW corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, containing eighty-one and three-fourths acres, more or less, all in Section 35, Township 18, Range 2 East, Shelby County, Alabama.

AND, The Northeast quarter of the southeast quarter of Section 35, Township 18, South Range 2 East, containing 40 and 29/100 acres more or less in Shelby County, Alabama.

AND The North-east Quarter of the South-west Quarter of Section Thirty-five (35) Township Eighteen (18), South, Range Two (2) East, containing Forty and 29/100 (40.29) acres, more or less, in Shelby County, Alabama.

The purpose and intention of this deed is to vest title in grantees jointly with the right of survivorship as provided for in Title 47, Section 19, of the 1959 Recompiled Code of Alabama.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 as aforesaid; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators covenant with the grantees to warrant and defend the same to 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 on this 13th day of JAN., 1968.


JOHN ROBERT DAVIS, JR. (also known
as J. R. Davis, Jr.)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John Robert Davis, Jr., also known as J. R. Davis, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged

533
251

before me on this date that being informed of the contents of the conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 13th day of January, 1968.

Charles A. J. Beavers
Notary Public

This instrument was prepared by Charles A. J. Beavers, 2010 City Federal Building, Birmingham, Alabama 35203.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1968 JAN 20 PM 9:17
REC'D & FILED AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIRMATION
JUDGE OF PROBATE

531
251