

State of Alabama

TALLADEGA County

Know All Men By These Presents,

That in consideration of THREE THOUSAND AND NO/100-----(\$3,000.00)-----DOLLARS of which the sum of \$400.00 has been paid in cash and the balance secured by a Note and Purchase Money Mortgage.

to the undersigned grantor BENJAMIN T. KIMBROUGH, an unmarried man.

in hand paid by JAMES EDWARD LEWIS and HATTIE SUE LEWIS, husband and wife,

the receipt whereof is acknowledged I the said BENJAMIN T. KIMBROUGH

do grant, bargain, sell and convey unto the said JAMES EDWARD LEWIS and HATTIE SUE LEWIS

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

SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; Thence proceed North along the East boundary of said Section for a distance of 372 feet, more or less, to a point on the Northerly right-of-way line of Shelby County Highway No. 62 (FAS 723-1); Thence turn an angle of 114° 18' to the left and proceed South 64° 30' West along the Northerly right-of-way line of said Highway for a distance of 570 feet to the point of beginning. From this beginning point continue South 64° 30' West along the Northerly right-of-way line of said Highway for a distance of 150 feet; Thence turn an angle of 93° 00' to the right and proceed North 22° 30' West for a distance of 200 feet; Thence turn an angle of 93° 00' to the left and proceed South 64° 30' West for a distance of 50 feet; Thence turn an angle of 93° 00' to the right and proceed North 22° 30' West for a distance of 118 feet; Thence turn an angle of 87° 00' to the right and proceed North 64° 30' East for a distance of 400 feet; Thence turn an angle of 93° 00' to the right and proceed South 22° 30' East for a distance of 118 feet; Thence turn an angle of 93° 00' to the right and proceed South 64° 30' West for a distance of 200 feet to a point; Thence turn an angle of 87° 00' to the left and proceed South 22° 30' East for a distance of 200 feet to the point of beginning.

The above described land is located in the Southeast One-Fourth of the Southeast One-Fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.7 acres.

TO HAVE AND TO HOLD Unto the said JAMES EDWARD LEWIS and HATTIE SUE LEWIS

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; No Exceptions.

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 26th day of July, 1968.

WITNESSES:

Benjamin T. Kimbrough (Seal.)
BENJAMIN T. KIMBROUGH

..... (Seal.)

..... (Seal.)

..... (Seal.)

620
255
800x255

JAMES EDWARD LEWIS and HATTIE SUE
to 26th 1968
Talladega
LEWIS, husband and wife.

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.

1.50
1.45
1.95

State of Alabama
Talladega COUNTY

I, Garrett Hagan, a Notary Public in and for said County, in said State,
hereby certify that BENJAMIN T. NIMBROUGH, 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 26th day of July, 1968
Garrett Hagan
As Notary Public

My Comm. Expires 11-17-70

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

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
25 May 1968
52:34 11 11 AM 1968
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Garrett Hagan

621
255
621