

1941

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Fifteen hundred (\$1,500.00)

DOLLARS

to the undersigned grantor, Cyrus E. Clower and wife Kiyoka Clower

in hand paid by James M. Denney and wife Dorothy G. Denney

the receipt whereof is acknowledged to the said Cyrus E. Clower and wife Kiyoka Clower

do we grant, bargain, sell and convey unto the said James M. Denney and wife Dorothy G. Denney

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

Shelby County, Alabama, to-wit:

From the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sect. 15, Tsp. 21S. R 3W., run Westerly along the North boundary line of the said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sect 15, Tsp. 21S. R. 3W., for 688.7 feet; Thence turn an angle of 91 deg. 44 min. to the left and run Southerly 710.01 feet to the point of beginning of the land herein described; Thence continue Southerly along the last said course for 220.9 feet; Thence turn an angle of 91 deg. 09 min. to the right and run Westerly 135.8 feet; Thence turn an angle of 88 deg. 51 min. to the right and run Northerly 200 feet; Thence turn an angle of 91 deg. 09 min. to the right and run Easterly 25 feet; Thence turn an angle of 88 deg. 51 min. to the right and run Southerly 23.74 feet; Thence turn an angle of 110 deg 40 $\frac{1}{2}$ min. to the left and run Northeasterly 118.20 feet to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sect. 15, Tsp. 21S. R 3W. and being 0.637 acres more or less.

TO HAVE AND TO HOLD Unto the said James M. Denney and wife Dorothy G. Denney

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 hands and seals

this 22 day of March, 1969

WITNESSES:

Cyrus E. Clower (Seal.)

Kiyoka Clower (Seal.)

(Seal.)

(Seal.)

BOOK 257 PAGE 308

TO

James M. Bennett
Ben Del
My other, Ala
35090

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.

1.45
1.50

2.95 pd

State of ALABAMA

SHELBY

COUNTY

I, Harold A. Rubin, Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Cyrus E. Clower and wife Kiyoka Clower whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of March

Harold A. Rubin As Notary Public

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. I CERTIFY THIS INSTRUMENT WAS FILED
Deed 24
1503 MAR 28 PM 1:21
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE