

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Seven Thousand Seven Hundred Fifty and no/100 DOLLARS (\$7,750.00)

to the undersigned grantor s, Asa A. Taylor and Martha E. Fason,

in hand paid by William Elma Shelnutt and Marie Kathleen Shelnutt

the receipt whereof is acknowledged we the said Asa A. Taylor, a single man, and Martha E. Fason, a widow,

do grant, bargain, sell and convey unto the said

William Elma Shelnutt and Marie Kathleen Shelnutt

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

Shelby

County, Alabama, to-wit:

A tract of land in NE¼ of NW¼ of Section 29, Township 19, South, Range 1 East, more particularly described as follows: Commencing at the Southwest corner of said forty acres and run East along South line of said forty a distance of 194 feet, more or less, to the Southeast corner of the tract of land as described in Deed Book 144 on page 138, in the Probate Office of Shelby County, Alabama, for point of beginning of tract herein described; thence continue East along South line of said forty a distance of 135 feet, more or less, to the West line of land belonging to Oscar McEnerney and wife, as described in Deed Book 148, page 422, in the Probate Office of Shelby County, Alabama; thence North and parallel with the West line of said forty and along the West line of McEnerney land, a distance of 400 feet to a point; thence West and parallel with South line of said forty, a distance of 135 feet; thence South and parallel with the West line of said forty a distance of 400 feet, more or less, to point of beginning.

\$7,500.00 of the above recited consideration was furnished to Grantees through a mortgage loan from Real Estate Financing, Inc. secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD Unto the said WILLIAM ELMA SHELNUTT AND MARIE KATHLEEN SHELNUTT,

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 seal, s

this 9th day of September, 1969.

WITNESSES:

John Patten Jr.

Asa A. Taylor

Asa A. Taylor

(Seal.)

Martha E. Fason

Martha E. Fason

(Seal.)

(Seal.)

(Seal.)

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Huey, Stone & Patton
Attorneys at Law
P. O. Box 237
Bessemer, Alabama 35020

Return to:
Asa A. Taylor, a single man
and Martha E. Fason, a widow

TO
William Elma Shelnutt and
Marie Kathleen Shelnutt

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.

2.50
1.45
3.95

STATE OF ALABAMA }
Jefferson COUNTY }

I, J. W. Patton, Jr., a Notary Public in and for said County, in said State,
hereby certify that Asa A. Taylor, a single man, and Martha E. Fason, a widow,
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, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September 19 69

J. W. Patton, Jr. As Notary Public



STATE OF ALA. SHELBY CO. ...
DEED TAX 2.50
SEP 10 AM 10:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE