

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Other valuable consideration and the sum of \$1.00 DOLLARS

to the undersigned grantor A.C. Collins a widower

in hand paid by Erma L. Ogburn and wife Betty M. Ogburn

the receipt whereof is acknowledged I the said A.C. Collins a widower

do grant, bargain, sell and convey unto the said Erma L. Ogburn and wife Betty M. Ogburn

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

Shelby County, Alabama, to-wit:

Part of the Northwest Quarter of the Northwest of Section 3, Township 21 South Range 3 West, Shelby County, Alabama, being more particularly described as follows; Begin at the Northwest corner of the Northwest Quarter of Section 3, Township 21 South, Range 3 West; run thence in an Easterly direction along the north line of said quarter-quarter section for a distance of 937.56 feet; thence turn an angle to the right of 119 degrees 41 minutes 30 seconds and in a Southwesterly direction for a distance of 194.15 feet; thence turn an angle to the right of 71 degrees 38 minutes 30 seconds and in a Northwesterly direction for a distance of 858.12 feet to the point of beginning. Said site containing 1.6123 acres.

Land Surveyor A.C. Coulter Jr. No. 1967

TO HAVE AND TO HOLD Unto the said Erma L. Ogburn and wife Betty M. Ogburn

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant I lawfully seized in fee simple of said

that I have a good right to sell and convey the same as aforesaid; that I will, and 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,

31 day of March 1970

WITNESSES:

A.C. Collins a widower (Seal.)

A.C. Collins a widower (Seal.)

(Seal.)

(Seal.)

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Return to:

Pr 1 Post 267
Melvin A. Miller

TO

1.95

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.

STATE OF Alabama
Shelby COUNTY

I, The undersigned, a Notary Public in and for said County, in said State,
hereby certify that A.C. Collins a widower
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, has executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March 1970

My Commission expires 1/28/70

L. J. Rummel As Notary Public

U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
19 APR - 1 PM 11:20
Melvin A. Miller