

3064

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama }
Shelby County }

Know All Men By These Presents,

That in consideration of Five (5.00) and other good and valuable consideration DOLLARS

to the undersigned grantor Pearl W. Johnson, A Widow

in hand paid by Leonard E. Page and wife, Roberta M. Page

the receipt whereof is acknowledged I the said Pearl W. Johnson, a Widow

do Hereby grant, bargain, sell and convey unto the said Leonard E. Page and wife, Roberta M. Page

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

Shelby County, Alabama, to-wit:

Parcel 1;
SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, plus part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, beginning at SE corner of NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ going westerly along South boundary 160 yards, N 140 yards more or less to the public road leading to Wilsonville, Alabama, run thence in a SE direction along said road to the intersection with the East boundary line of the said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, run thence in a southerly direction along the East boundary line of said last named forty acres a distance of 77 yards more or less to a point of beginning, all in TP 20 Range 1 East. Also a part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, beginning at SE corner of said Section and run West on South boundary line 231 ft., run thence North and parallel with east boundary to North boundary 231 feet, to east boundary, run thence South to point of beginning. Situated in Shelby County, Alabama

Parcel 2;
Begin at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East and run thence north along the west line of said quarter-quarter section a distance of 186.74 feet to the south margin of a gravel road; thence turn an angle of 114 deg. 56 min. to the right and run along the south margin of said road a distance of 146.68 feet; thence turn an angle of 65 deg. 04 min. to the right and run a distance of 127.54 feet to the south line of said quarter-quarter section; thence turn an angle of 91 deg. 07 min, 15 sec. to the right and run west along the south line of said quarter-quarter section a distance of 133.03 feet to the point of beginning; situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East; Situated in Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Leonard E. Page and wife, Roberta M. Page

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;

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 30th day of April 1970

WITNESSES:

Pearl W. Johnson (Seal.)

(Seal.)

(Seal.)

(Seal.)

BOOK 202 PAGE 195

BOOK 202 PAGE 195

State of Alabama
Shelby COUNTY

I, Roy L. Grantham, a Notary Public in and for said County, in said State, hereby certify that Pearl W. Johnson, A Widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April 1970
Roy L. Grantham
My commission expires 9/21/73 As Notary Public



STATE OF ALA. SHELBY CO.
NOT CERTIFY THIS INSTRUMENT WAS FILED
1970 MAY -1 PM 12:58
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Page
JUDGE OF PROBATE

BOOK 202 PAGE 196

BOOK 313 PAGE 532

Pearl W. Johnson, A Widow

TO

Leonard P. Page and wife

Roberts M. Page

511 Eastwood Place Blom
WARRANTY DEED 3/21/6

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..... ato'clock.....M, and was duly recorded in Volume.....of Deeds at page....., and examined.
.....
Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA
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