

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

JEFFERSON County

Know All Men By These Presents,

That in consideration of Six Thousand Five Hundred and no/100 (\$6,500.00)----- DOLLARS
and other good and valuable consideration,

to the undersigned grantor Donald Philyaw and wife, Lila Mae Philyaw,

in hand paid by Willie Virtie Grimes and wife, Mary Lucile Grimes,

the receipt whereof is acknowledged we the said Donald Philyaw and wife, Lila Mae Philyaw,

do grant, bargain, sell and convey unto the said Willie Virtie Grimes and wife, Mary
Lucile Grimes,

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

Shelby
~~xxxxxx~~

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, T-19-S, R-2-W, described as follows:

Commence at the NE corner of Section 28, T-19-S, R-2-W, thence run West along
the North line of said Section a distance of 1103.90 feet, thence turn an angle of 104°
10' to the left and run a distance of 590 feet for a point of beginning, thence continue
in the same direction a distance of 213.69 feet, thence turn an angle of 83° 25' to the
left and run a distance of 179.13 feet, thence turn an angle of 91° 26' to the left and
run a distance of 238.80 feet, thence turn an angle of 96° 35' to the left and run a
distance of 180 feet to the point of beginning.

The Grantees herein, as part of the foregoing recited consideration, assume that
certain mortgage executed by the Grantors herein to Jefferson Federal Savings &
Loan Association, which mortgage is recorded in Real Vol. 296, at Page 429, in
the Office of the Judge of Probate of Jefferson County.

\$2,500.00 of the recited consideration is represented by a note executed this date
by the Grantees to the Grantors, payable \$500.00 annually with interest at the rate
of 6 per cent per annum on the unpaid balance.

TO HAVE AND TO HOLD Unto the said Willie Virtie Grimes and wife, Mary Lucile Grimes,

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,

this 21st day of May, 1970.

WITNESSES:

Donald Philyaw

Lila Mae Philyaw

(Seal.)

(Seal.)

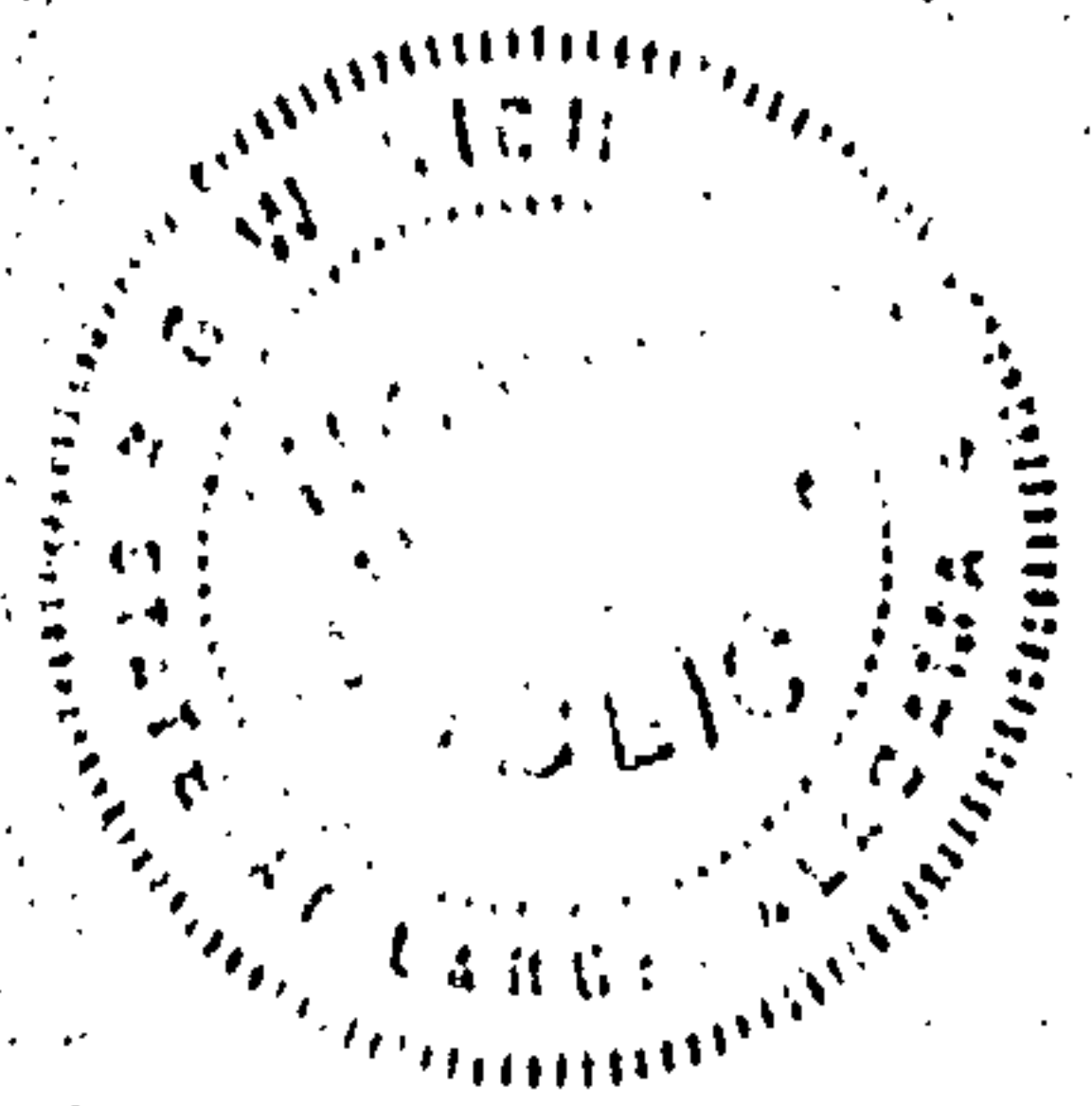
(Seal.)

(Seal.)

State of ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Philyaw and wife, Lila Mae Philyaw, 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 21 day of May 1940
Charles W. Nicholson As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1940 AUG - 4 AM 9:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. ...
JUDGE OF PROBATE

795
RETURN TO: G. W. Nicholson BOOK 283 PAGE 345
216 Brown Marx Bldg., City.

Donald Philyaw and wife, Lila Mae
Philyaw

TO

Willie Virtie Grimes and wife, Mary
Re 1 Bol 293 Helena 3080
Lucile Grimes

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Jefferson 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.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

4.00
1.41
5.45