

This instrument prepared by:
Name: Frank Donaldson, Attorney at Law
Address: Helena, Ala.

2435
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One Hundred (\$100.00)
and other valuable consideration

DOLLARS

to the undersigned grantor Grace A. Bishop

in hand paid by Homer B. Coleman and wife, Kathryn O. Coleman

the receipt whereof is acknowledged we the said
Grace A. Bishop and husband, Quin W. Bishop

do grant, bargain, sell and convey unto the said

Homer B. Coleman and wife, Kathryn O. Coleman

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

Shelby County, Alabama, to-wit:

Beginning at a point located as follows: From the S.W. corner of S.E. 1/4 of N.E. 1/4 of Section 29, Township 19 South, Range 2 West, run east along the South line of S.E. 1/4 of N.E. 1/4 for a distance of 662.26 feet; thence turn an angle to the left of 91 degrees 25' 45" and run a distance of 328.67 feet to a "Point of Beginning". At said "Point of Beginning", turn an angle to the right of 91 degrees 24' 30" and run a distance of 306.10 feet; thence turn an angle to the left of 91 degrees 24' 45" and run a distance of 328.68 feet; thence turn an angle to the left of 88 degrees 36' and run a distance of 306.05 feet; thence turn an angle to the left of 91 degrees 23' 30" and run a distance of 328.67 feet to the "Point of Beginning".

1971 taxes excepted.

Mineral and mining rights excepted.

Subject to existing zoning laws and regulations.

Said property is also conveyed subject to Restrictions recorded in Deed Volume 261, pages 831-4 in the Office of the Judge of Probate of Shelby County, Ala.

Subject to permits to Alabama Power Company, recorded in Shelby County Probate Office.

TO HAVE AND TO HOLD Unto the said

Homer B. Coleman and wife, Kathryn O. Coleman

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; except as shown above,

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.

67 In Witness Whereof, we have hereunto set our hand and seal,

this 5 day of March, 1971

WITNESSES:

Grace A. Bishop (Seal.)

Quin W. Bishop (Seal.)

(Seal.)

(Seal.)

19710408000013330 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Grace A. Bishop and husband, Quin W. Bishop 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 5 day of March

Oscar Harris As Notary Public

19710408000013330 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
19 APR -8 PM 1:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll H. Bishop
JUDGE OF PROBATE

BOOK 267 PAGE 68

RETURN TO *Oscar Harris*
4424 - 7 Ave Wynor
Ahm, gtc - 3524

Grace A. Bishop and husband,

Quin W. Bishop

TO

Homer B. Coleman, et ux

Kathryn O. Coleman

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 56, and examined.

145
1.95 Judge of Probate.