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Shelby Cnty Judge of Probate, AL  
07/07/1971 12:00:00 AM FILED/CERT

3864

See mtg 318-109

FORM 207-A--WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Thirteen Thousand and No/100 (\$13,000.00)----- DOLLARS

to the undersigned grantor s James G. Alston and Carol L. Alston

in hand paid by Johnnie F. Wood and Jo Dean Wood

the receipt whereof is acknowledged we the said James G. Alston and wife,  
Carol L. Alston,

do grant, bargain, sell and convey unto the said

Johnnie F. Wood and wife, Jo Dean Wood,

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

Shelby

County, Alabama, to-wit:

Commence at the Northeast corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 19,  
T 21 S, R 1 E (corner set by James H. Seale Reg. LS 2684,  
January 24, 1970) and run South along the East boundary line  
of the Section 19 line a distance of 81.79 feet to a point on  
the Northwest 40 foot right of way line of Shelby County Highway  
#30; thence turn an angle of 62 degrees 25 minutes to the right  
and run in a Southwesterly direction along the said right of way  
line a distance of 199 feet to the point of beginning; thence con-  
tinue along said right of way line a distance of 183.0 feet to a  
point; thence turn an angle of 94 degrees 50 minutes to the right  
and run in a Northwesterly direction a distance of 288.20 feet to  
a point on the South boundary line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence turn  
an angle of 66 degrees 19 minutes to the left and run West along  
the said South boundary line a distance of 130.0 feet to a point;  
thence turn an angle of 100 degrees 40 minutes to the right and  
run in a Northeasterly direction a distance of 343.0 feet to a  
point; thence turn an angle of 74 degrees 29 minutes to the right  
and run in an Easterly direction a distance of 172.0 feet to a  
point; thence turn an angle of 76 degrees 52 minutes to the right  
and run in a Southeasterly direction a distance of 555.32 feet to  
the point of beginning; Said parcel of land is lying in the NE $\frac{1}{4}$  of (cont'd)

TO HAVE AND TO HOLD Unto the said

Johnnie F. Wood and wife, Jo Dean Wood,

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; except as above noted;

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 2nd day of July, 1971.

WITNESSES:

James G. Alston (Seal.)  
James G. Alston  
Carol L. Alston (Seal.)  
Carol L. Alston (Seal.)  
(Seal.)

BOOK 268 PAGE 742



Warrant Spain Gillon Riley Tate & Ansley  
805 1st Natl Bldg  
Alabama, Title 35-2-205

FORM 1072A

TO

## 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.

50

145

Judge of Probate.

195

State of ALABAMA  
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that James G. Alston and wife, Carol L. Alston,  
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 2nd day of July 19 71.

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State,  
do hereby certify that on the day of 19 , came before me  
the within named , known to me  
to be the wife of the within named who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the day of 19

As Notary Public

Description cont'd:

SE $\frac{1}{4}$  and SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 19, T 21 S, R 1 E and contains 3.10 acres,  
more or less;

SUBJECT TO:

1. Taxes due October 1, 1971;
2. Transmission line permit to Alabama Power Company recorded in Deed Book 126 page 128, in the Probate Records of Shelby County, Alabama;
3. Right of way to Shelby County recorded in Deed Book 224, page 837, in said Probate Records;

\$12,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith;



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Prepared by Richard S. Riley  
SPAIN, GILLON, RILEY, TATE & ANSLEY

First National Building  
Birmingham, Ala. 35203

STATE OF ALA. SHELBY CO.  
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BOOK 268 PAGE 743