

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration

DOLLARS

to the undersigned grantor O. J. Shaw and wife, Annie Ruth Shaw

in hand paid by Annie Lee McCay and Howard Owen McCay

the receipt whereof is acknowledged we the said O. J. Shaw and wife, Annie Ruth Shaw

do grant, bargain, sell and convey unto the said Annie Lee McCay and Howard Owen McCay

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

Shelby

County, Alabama, to-wit:

Beginning at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 18 South, Range 2 East, running North 200 feet; thence along West Line North 2 degrees West 216 feet; thence East 2 degrees North 237 feet; thence North 2 degrees West 105 feet; thence East 2 degrees North 618 feet; which is the point of beginning of the lands herein conveyed; thence South 315 feet; thence West 140 feet; thence North 315 feet; thence East 2 degrees North 140 feet to point of beginning, contain one acre, more or less.

The grantors herein also grant unto the grantees, their heirs and assigns, the right to use a road leading from Highway 55, or Highway 27, across lands formerly owned by them in which they reserved a 35 foot right-of-way for said road, to the above described property.

19740812000039880 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said

Annie Lee McCay and Howard Owen

McCay

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.

ourselves

And we do, for // and for our
with the said grantees, their heirs and assigns, that
premises; that they are free from all encumbrances;

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

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, s

this 3rd day of August, 1974.

WITNESSES:

O J Shaw (Seal.)

Annie Ruth Shaw (Seal.)

(Seal.)

(Seal.)

19740812000039880 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

Return to: *Genevieve Wheeler*
Shelby Co. 773A
Proquell

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.
195
Judge of Probate.

BOOK 288 PAGE 270

STATE OF
ST. CLAIR

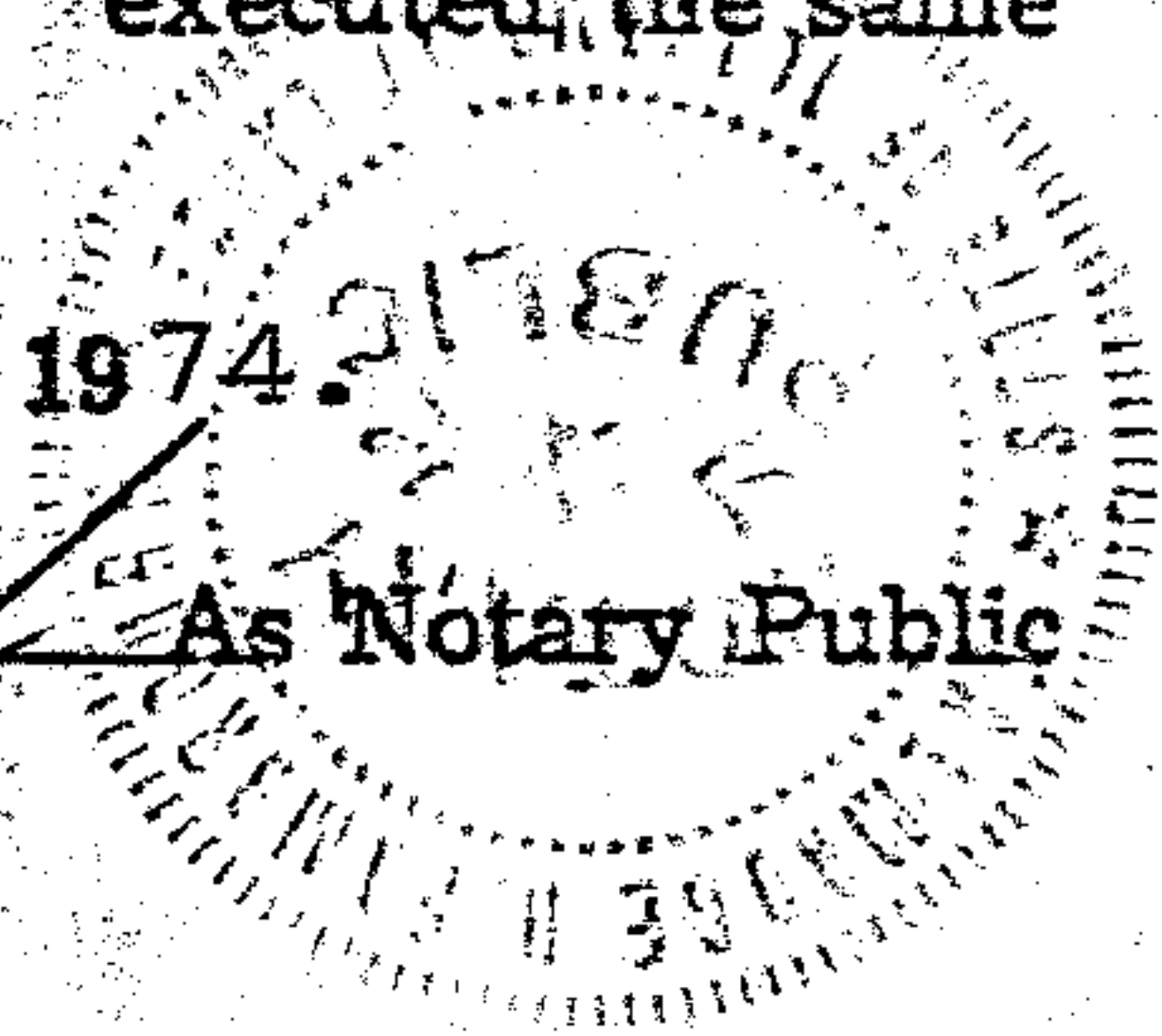
COUNTY

I, Talmadge H. Fambrough, a Notary Public in and for said County, in said State,
hereby certify that O. J. Shaw and wife Annir Ruth Shaw
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 3rd. day of August

Talmadge H. Fambrough

As Notary Public



U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Correspondence
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed
1974 AUG 12 11:05