

State of Alabama

Shelby

County

Know All Men By These Presents.

5268

That in consideration of One and 00/100 (\$1.00)
and other valuable consideration

DOLLARS

to the undersigned grantors Ronald W. Cummings and wife, Margaret E. Cummings, and
George R. Hays and wife, Mildred Hays
in hand paid by James Cummings and wife, Mary Elizabeth Cummings

the receipt whereof is acknowledged we the said Ronald W. Cummings and wife, Margaret
E. Cummings, and George R. Hays and wife, Mildred Hays

do grant, bargain, sell and convey unto the said James Cummings and wife, Mary Elizabeth
Cummings

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

Shelby

County, Alabama, to-wit:

A lot or parcel of land located in the NE 1/4 of the NW 1/4 of Section 3,
Township 22, Range 4 West, Shelby County and more particularly described as
follows: Commence at a point on the south boundary of County Highway No. 10
on the east boundary of parcel conveyed to Agnes Cummings, said parcel
described and recorded in Deed Book 222, page 983 in the Probate Records of
Shelby County and said point being 533.1 feet north of the SE corner of said
tract; thence run north 79° 40' west along said highway boundary 213.5 feet;
thence run south 382 feet to the point of beginning of the tract of land to
be conveyed herein; thence continue south a distance of 191 feet to a point,
being the southwest corner of the aforesaid Agnes Cummings lot; thence run
south 83° 10' east a distance of 211.5 feet, more or less, to the southeast
corner of the aforesaid Agnes Cummings lot; thence run north 177.7 feet to a
point, being the southeast corner of the George R. Hays lot; thence north
79° 40' west a distance of 211.5 feet to the point of beginning.

The undersigned and grantees constitute all the heirs at law and their
spouses of Agnes J. Cummings, deceased.

TO HAVE AND TO HOLD Unto the said James Cummings and wife, Mary Elizabeth
Cummings

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 3rd day of February, 1975.

WITNESSES:

Ronald W. Cummings (Seal.)
Margaret E. Cummings (Seal.)
George R. Hays (Seal.)
Mildred Hays (Seal.)



19750203000005240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

BOOK 290 PAGE 577

State of ALABAMA
SHELBY COUNTY

I, RUTH F. BROWN, a Notary Public in and for said County, in said State, hereby certify that Ronald W. Cummings and wife, Margaret E. Cummings 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 February 1975.
Ruth F. Brown As Notary Public

STATE OF ALABAMA)

SHELBY
~~JEFFERSON~~ COUNTY)

I, RUTH F. BROWN, a Notary Public in and for said County, in said State, hereby certify that George R. Hays and wife, Mildred Hays, 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 February 1975.

Ruth F. Brown
Notary Public

BOOK 290 PAGE 578

19750203000005240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 FEB -3 AM 10:32
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Consent of probate

James Cummings
At 3 Bay 371-9 Monticello

Id W. Cummings and wife,
aret E. Cummings, and
ge R. Hays and wife,
red Hays

TO

s Cummings and wife,
Elizabeth Cummings

WARRANTY DEED

INT GRANTEEES WITH SURVIVORSHIP

TE OF ALABAMA,
County. #2.45

Office of the Judge of Probate

ereby certify that the within deed was
in this office for record on the.....
of.....19.....

o'clock.....M, and was duly re-
ed in Volume.....of Deeds
age....., and examined.

Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA