

3017

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of Three hundred and no/100----- DOLLARS

to the undersigned grantor James W. Mays and wife, Sarah A. Mays in hand paid by Harlen W. McKinnon and wife, Audrey McKinnon

the receipt whereof is acknowledged we the said James W. Mays and wife Sarah A. Mays

do hereby grant, bargain, sell and convey unto the said Harlen W. McKinnon and wife, Audrey McKinnon

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

Shelby County, Alabama, to-wit:

Three acres of land lying in the SE 1/4 of SE 1/4 of Section 13, Township 21, Range 2 West, more particularly described as follows: Commence at a point on the West line of the above said 40 acres 210 ft. South of the right-of-way of Highway No. 26, said point being the Southwest corner of land now owned by Harlen W. McKinnon and Audrey C. McKinnon and run East and parallel to the right of way line of said highway 630 ft. to the Southeast corner of the land being conveyed to Leonard McKinnon and Yvonne McKinnon; thence South and parallel with the West line of said 40 acres 210 ft.; thence West and parallel with the South right-of-way line of said Highway 630 ft. to the West line of said 40 acres; thence along same North 210 ft. to the point of beginning.



19750314000011520 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

REC. BK. & PAGE A SHANNON
U.C.C. FILE NUMBER
JUDGE OF PROBATE
STATE OF ALABAMA
INSTRUMENT NUMBER
1975-03-14-000011520

TO HAVE AND TO HOLD Unto the said Harlen W. McKinnon and wife, Audrey McKinnon

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 they 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 February, 1975

WITNESSES:

James W. Mays (Seal.)
Sarah A. Mays (Seal.)
(Seal.)
(Seal.)

BOOK 291 PAGE 211

Planned Home
FORM 207-A

James W. Mays and wife,

Sarah A. Mays

TO

Harlen W. McKinnon and wife,

Audrey McKinnon

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.

.....
Judge of Probate.

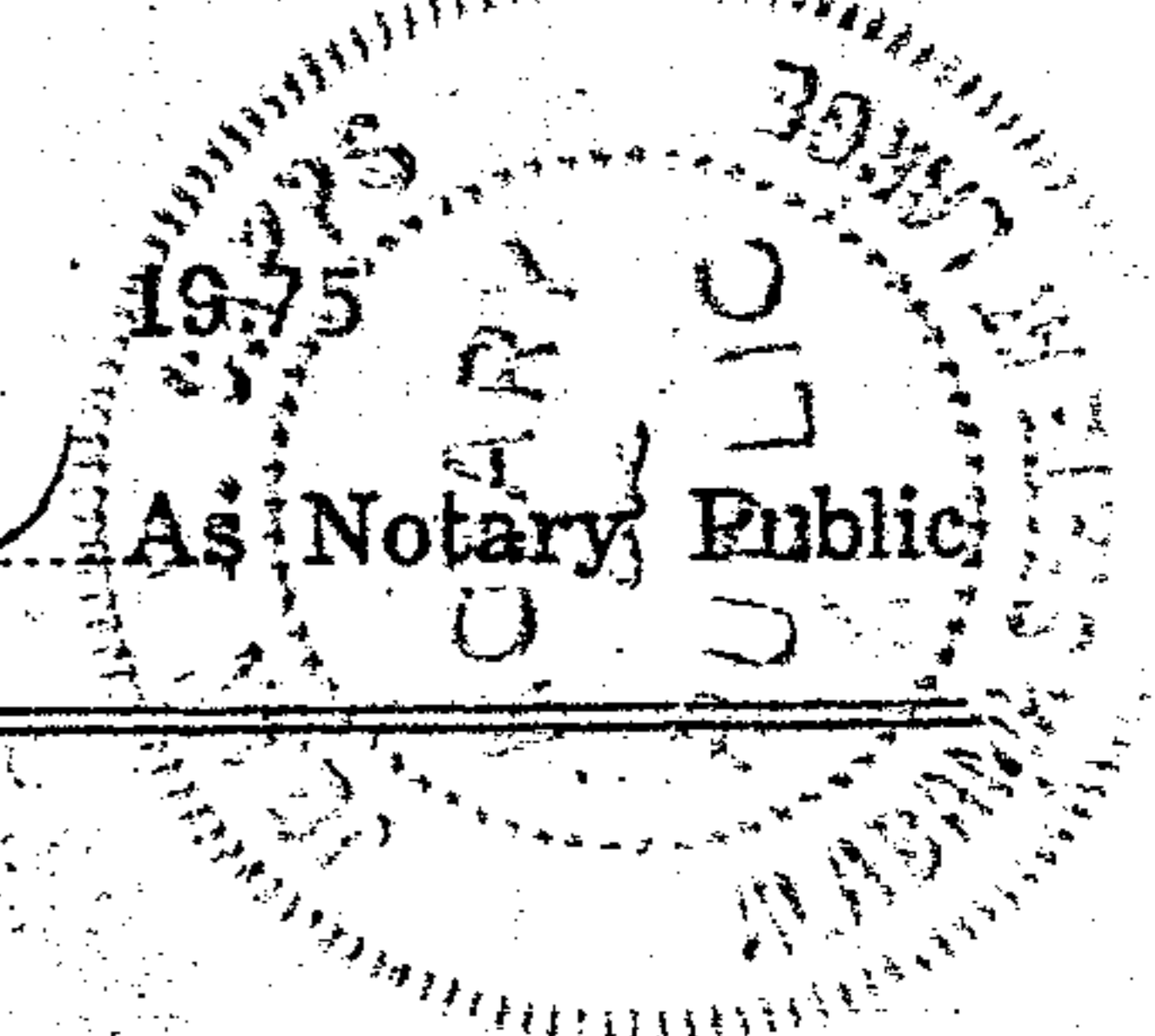
245

State of Alabama
Jefferson COUNTY

I, Jean M. Capps, a Notary Public in and for said County, in said State, hereby certify that James W. Mays and wife, Sarah A. Mays 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 21st day of Febraury

Jean M. Capps 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 known to me the within named _____ who, being examined 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

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAR 14 PM 3:57
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Christy M. ...
JUDGE OF PROBATE

19750314000011520 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT