

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred & no/100 (\$3500.00) DOLLARS

See Mtg 359-607

to the undersigned grantors Harris M. Gordon and wife, Ruth L. Gordon

in hand paid by Eugene Davis and Maureen Walker Davis (Husband and wife)

the receipt whereof is acknowledged we the said Harris M. Gordon and wife,

Ruth L. Gordon

do grant, bargain, sell and convey unto the said Eugene Davis and Maureen Walker Davis

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

Shelby County, Alabama, to-wit:

Commence at the intersection of the west Right of Way line of the Columbiana-Shelby paved road and the east line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 1, Township 22, Range 1 West, and run along said right of way line in a northerly direction a distance of 373 feet to the northeast corner of the Raymond and Carolyn Etress Hughes lot marked by an iron pipe which is the point of beginning of the lands herein described; Thence turn an angle of 90 deg. to the left and run along the north line of the said Hughes lot a distance of 420 feet to the northwest corner of the Hughes lot marked by an iron pipe; thence turn an angle of 90 deg. to the right and run parallel with said right of way line 210 feet to a point marked by an iron pipe; thence turn an angle to the right and run easterly and parallel with the said north line of said Hughes lot 420 feet to said west right of way line to a point marked by an iron pipe; thence turn an angle to the right and run southerly along said right of way line 210 feet to said point of beginning, being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, Shelby County, Alabama, and subject to easements of Record and apparent easements including but not limited to telephone unrecorded easement, and also subject to an easement across the northwest corner of said property 30 feet wide as presently located, which road is for the benefit of the parties hereto, their heirs and assigns.

This deed is a consummation of the terms of a Lease Sale Contract between the parties hereto dated June 5, 1973. Grantees agree that no portion of the above described property will be used for commercial purposes.

TO HAVE AND TO HOLD Unto the said Eugene Davis and Maureen Walker Davis

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 set out above,

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 8th day of November, 1976.

WITNESSES:

Harris M. Gordon (Seal.)
(Harris M. Gordon)

Ruth L. Gordon (Seal.)
(Ruth L. Gordon)

(Seal.)

19761112000109680 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1976 12:00:00AM FILED/CERT

*First National Bank
Columbiana*

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

*100
300
100
500*



19761112000109680 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1976 12:00:00AM FILED/CERT

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of Alabama }
Shelby COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Harris M. Gordon and wife, Ruth L. Gordon
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

9th

day of November, 1976.

Martha B. Jones
Notary Public.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

12:16 PM 21 NOV 9 1976

Deed Vol 100

Comd. M. Jones

JUDGE OF PROBATE

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