

State of Alabama  
JEFFERSON County }

637

Know All Men By These Presents,

That in consideration of Forty-five Thousand and No/100----- (\$45,000.00)-- DOLLARS

to the undersigned grantor s, Norman E. Childs and Violette E. Childs

in hand paid by Spence Gibson Maynor and Beth Pockman Maynor

the receipt whereof is acknowledged we the said Norman E. Childs and wife, Violette E. Childs

do grant, bargain, sell and convey unto the said Spence Gibson Maynor and Beth Pockman Maynor

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

Shelby County, Alabama, to-wit:

A parcel of land located in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 8; thence in a Southerly direction, along the East line of said  $\frac{1}{4}$  section, a distance of 1316.77 feet to the Southeast corner of said  $\frac{1}{4}$  section; thence 150 deg.30 min. 34 sec. right, in a Northwesterly direction, a distance of 1934.59 feet to the center line of Shelby County Highway 39; thence 98 deg. 52 min. 40 sec. right, in a North-easterly direction, along said center line, a distance of 280.53 feet; thence 1 deg. 27 min. 45 sec. left, in a Northeasterly direction, along said center line, a distance of 91.11 feet; thence 83 deg.19 min.14 sec. right, in a Southeasterly direction, a distance of 315.71 feet; thence 70 deg. 04 min. 45 sec. left, in a Northeasterly direction, a distance of 281.10 feet; thence 14 deg. 47 min. 28 sec. left, in a North-easterly direction, a distance of 166.59 feet; thence 109 deg.40 min.41 sec. right, in a Southeasterly direction, along a fence, a distance of 334.13 feet to the point of beginning.

Except title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Subject to easements, transmission line permits, and right-of-way of record.

TO HAVE AND TO HOLD Unto the said Spence Gibson Maynor and Beth Pockman Maynor

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 current ad valorem taxes and as noted 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 16th day of February, 1979.

WITNESSES:

19790219000020060 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/19/1979 12:00:00AM FILED/CERT

*Norman E. Childs* (Seal.)  
Norman E. Childs

(Seal.)

*Violette E. Childs* (Seal.)  
Violette E. Childs

(Seal.)

PLEASE RETURN TO:  
W.S. Pritchard, Jr.  
McCall, Pritchard & Jones  
Birmingham, Alabama 35203  
35203

NORMAN E. CHILDS AND WIFE,

VIOLETTE E. CHILDS

TO

SPENCE GIBSON MAYNOR AND

WIFE, BETH POCKMAN MAYNOR

## WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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

day of 19

at.....o'clock.....M, and was duly recorded in Volume..... of Deeds

at page....., and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON COUNTY]

I, the undersigned authority, , a Notary Public in and for said County, in said State, hereby certify that Norman E. Childs and wife, Violette E. Childs 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 16th day of February

1979

*James P. Kelly* 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

THIS INSTRUMENT PREPARED BY  
W. S. PRITCHARD, JR.  
PRITCHARD, McCALL AND JONES  
831 Frank Nelson Building  
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1979 FEB 19 AM 8:52 Rec 300  
Deed Tax 4500  
100

*Thomas G. Donnelly, Jr.* 4900  
JUDGE OF PROBATE

19790219000020060 2/2 \$0.00  
Shelby Cnty Judge of Probate, AL  
02/19/1979 12:00:00AM FILED/CERT