

STATE OF ALABAMA

§

COUNTY OF SHELBY

§

§

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixteen Thousand and NO/100 (\$16,000.00) Dollars to the undersigned Ernestine Vines, a widow, herein referred to as Grantor, in hand paid by Phillip D. Baldwin and wife, Sandra Baldwin, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Commence at the Southwest corner of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, thence proceed North 51°46' East for a distance of 806.2 feet to the point of beginning on the East right of way line of the Vandiver-Leeds Paved Highway; from this beginning point turn an angle of 57°44' to the left and proceed North 5°58' West along the east right of way of said highway for a distance of 150 feet; thence turn an angle of 84°05' to the right and proceed north 78°07' East for a distance of 76.6 feet; thence turn an angle of 88°50' to the right and proceed South 13°03' East for a distance of 100 feet; thence turn an angle of 63°28' to the right and proceed south 50°25' West for a distance of 106.25 feet to the point of beginning. The above described land is located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

This is the same property conveyed to Wilbur Vines and wife, Ernestine Vines in that Warranty Deed with right of survivorship, dated December 1, 1981 and filed for record in the Office of the Judge of Probate of Shelby County in Deed Book 336 at Page 848. Wilbur Vines died November 15, 1983, leaving no Last Will and Testament and there has been no administration on his estate.

TO HAVE AND TO HOLD unto the said Grantees 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

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*Opala Pines, Fed. C. U.
Opala Pines, AP 35042*

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 the Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances, except as herein stated; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 4th day of May, 1984.

Ernestine Vines (SEAL)
Ernestine Vines

STATE OF ALABAMA §
COUNTY OF Talladega §

I, the undersigned authority, in and for said County, in said State, hereby certify that Ernestine Vines, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 1984.

Virginia R. Oph
Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN
121 N. Norton Avenue
Sylacauga, Alabama 35150

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAY -7 AM 11:57



Thomas C. Henderson, Jr.
JUDGE OF PROBATE

Deed TAX 16.00
Rec 1.50
Ins 1.00
18.50