

STATE OF ALABAMA

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§

SHELBY COUNTY

Inst # 1996-32881

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty Thousand and NO/100 (\$60,000.00) Dollars to the undersigned E. V. BIRD AND WIFE, RUTH R. BIRD, herein referred to as Grantor, in hand paid by MICKEY C. BIRD AND WIFE, REBECCA H. BIRD, whose mailing address is 196 Bird Street, Harpersville, Alabama 35078, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

The Southwest one-fourth of the Northeast one-fourth (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 29, Township 19, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT: A one acre of land situated in the Southwest Quarter (SW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19, Range 2 East, more particularly described as follows: Begin at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 29 and thence proceed in an easterly direction along the south line of said forty and extension thereof a distance of 1470 feet to the point of beginning; thence proceed in an easterly direction along the south line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 29, 210 feet to a point; thence proceed in a northerly direction and perpendicular with said south line, 210 feet to a point, thence proceed in a westerly direction and parallel with said south line, 210 feet to a point; thence proceed in a southerly direction and perpendicular to said south line, 210 feet to the point of beginning, situated in Shelby County, Alabama. This being the same property conveyed in Book 303, Page 668 in the Office of the Judge of Probate of Shelby County, Alabama.

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 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 Grantee, his 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 is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

10/03/1996-32881
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 71.00

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 said Grantor has hereunto set his hand and seal on this the 20th day of September, 1996.

E.V. Bird
E.V. Bird

Ruth R. Bird
Ruth R. Bird

STATE OF OHIO §
COUNTY OF Lucas §

10/03/1996-32881
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I, the undersigned authority in and for said County, in said State, hereby certify that E.V. Bird and wife, Ruth R. Bird, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 1996.

Vicki Abraham
Notary Public

My Commission Expires: May 16, 1999

VICKI ABRAHAM
Notary Public
My Comm. Exp. 5/16/99

THIS INSTRUMENT PREPARED BY:
BARRY D. VAUGHN
PROCTOR AND VAUGHN
201 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150

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