

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twelve Hundred (\$1,200.00)----- DOLLARS

to the undersigned grantor John P. Lunsford and wife, Leola F. Lunsford in hand paid by Otis Harold Carden and wife, Mamie Lou Carden

the receipt whereof is acknowledged the said John P. Lunsford and wife Leona F. Lunsford

do grant, bargain, sell and convey unto the said Otis Harold Carden and wife, Mamie Lou Carden

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

Shelby County, Alabama, to-wit:

Lot No. 9 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way line of south Avenue and the west right of way line of Mill Street, said right of way lines as shown on the map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence northerly along the westerly right of way line of Mill street for 740.13 feet to the point of beginning; thence 90 deg. 00 min. left and run westerly for 160.0 feet; thence 118 deg. 04 min. 15 sec. right and run northeasterly for 85.0 feet thence 61 deg. 55 min. 45 sec. right and run easterly for 120.0 feet to a point on the westerly right of way line of Mill Street; thence 90 deg. 00 min. right and run southerly along said right of way line of Mill Street for 75.00 feet to the point of beginning.

Being the same property conveyed by Adolph Pratscher and wife, Arline E. Pratscher to John P. Lunsford and wife, Leola F. Lunsford by deed dated December 4, 1971 and filed December 8, 1971 at 9:19 o'clock A.M. and recorded in Deed Book 271, page 401 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Otis Harold Carden and wife, Mamie Lou Carden 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;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 30th day of September, 1976.

WITNESSES:

John P. Lunsford (Seal)
Leola F. Lunsford (Seal)
(Seal)
(Seal)

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Shelby Cnty Judge of Probate, AL
11/12/1976 12:00:00AM FILED/CERT

