

WARRANTY DEED

THE STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One (1.00) Dollar and other valuable considerations to the undersigned grantor William D. Fonville in hand paid by William D. Fonville and Marjorie B. Fonville the receipt whereof is acknowledged, and in order to perfect title to the real estate hereinafter described, the said William D. Fonville and wife, Marjorie B. Fonville do grant, bargain, sell and convey unto the said William D. Fonville and Marjorie B. Fonville as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the West $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, which lies West of the right-of-way of the A B & C Railroad, except that part lying North of Hogpen Creek and East of the center of Peavine Creek. Also all that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West lying South of the present run of Peavine Creek, all in Shelby County, Alabama. All rights in and to the foregoing real property, including surface, mineral, mining, and other rights, are conveyed by this deed.

Beginning at a point about 50 yards above old ford on South side of Peavine Creek where ravine empties into said creek, thence running South to South line of Southwest Quarter of the Northwest Quarter of Section 24, Tp. 20, S. R 3 W. Thence west along said line to Buck Creek thence down center of Buck Creek to L. & N. R. R. Thence along R. R. on East side thereof to the center of Peavine Creek, thence up and along center of Peavine Creek to point of beginning, being a part of the Southwest Quarter of Northwest Quarter of Sec. 24, and a part of the Southeast quarter of the Northeast quarter of Section 23, Tp. 20 S R. 3 W. 25 acres more or less.

All situated in Shelby County, Alabama.

To Have and to Hold, To the said William D. Fonville and Marjorie B. Fonville as joint tenants with right of survivorship and not as tenants in common, and the survivor's heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said William D. Fonville and Marjorie B. Fonville, and the survivor's 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 our heirs, executors and administrators, shall warrant and defend the same to the said William D. Fonville and Marjorie B. Fonville, and the survivor's heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 10th day of April, 1945.

William D. Fonville (Seal)

Marjorie B. Fonville (Seal)

WITNESSES:

Minnie Armstrong Mooty

Elizabeth M. Huffman

THE STATE OF ALABAMA,)

JEFFERSON COUNTY.)

I, R. D. Russell a Notary Public in and for said County, in said State, hereby certify that William D. Fonville and Marjorie B. Fonville 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 10 day of April A. D. 1945.

R. D. Russell, Notary Public

Notarial Seal

THE STATE OF ALABAMA,)

Jefferson County.)

I, R. D. Russell, a Notary Public in and for said County, in said State, do hereby certify that on the 10 day of April, 1945, came before me the within named Marjorie B. Fonville known to me (or made known to me), to be the wife of the within named William D. Fonville 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 10 day of April, A. D. 1945.

Seal

R. D. Russell, Notary Public.

Filed for record in this office on the 12th day of April, 1945, at eight o'clock A. M. and duly recorded in Deed Record Vol. 121 on page 29 and examined.

L. C. Walker, Judge of Probate

No tax due on this instrument
Deed executed to perfect the title
to the property described therein.
