

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }  
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 (\$3000.00) DOLLARS

to the undersigned grantors Charlie Wideman and Lorean Wideman, husband and wife  
in hand paid by C. E. Duck and Gladys Duck

the receipt whereof is acknowledged we the said Charlie Wideman and Lorean Wideman  
do grant, bargain, sell and convey unto the said C. E. Duck and Gladys Duck  
as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12 Township 19 Range 2 West and  
a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7 Township 19 Range 1 West more  
particularly described as follows: From the SW corner of SE $\frac{1}{4}$  of SE $\frac{1}{4}$   
of Section 12 Township 19 Range 2 West run North 31 $\frac{1}{4}$  feet to a point  
on East side of Cahaba Valley county road for a point of beginning;  
from such point of beginning run Northeasterly along the road to a  
point which is 530 feet due South of the North line of said SE $\frac{1}{4}$  of  
SE $\frac{1}{4}$  of Section 12; run thence East and parallel with the South  
line of Section 12 to the East line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7  
Township 19 Range 1 West; run thence South along the East line of  
said SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7 Township 19 Range 1 West to a point  
31 $\frac{1}{4}$  feet North of South line of said forty; thence run West to  
point of beginning. Said property containing twenty-seven and  
one-half (27 $\frac{1}{2}$ ) acres more or less.

TO HAVE AND TO HOLD Unto the said C. E. Duck and Gladys Duck

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, excepting 1954 taxes.

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, s  
this 26th day of August, 1954

WITNESSES:

*Wideman*  
*O. B. Duck*

*Charlie Wideman* (Seal.)  
(Charlie Wideman)

*Lorean Wideman* (Seal.)  
(Lorean Wideman)

(Seal.)

State of Alabama }  
Jefferson COUNTY }

I, *O. B. Duck*, Notary Public in and for said County, in said State,

hereby certify that Charlie Wideman and Lorean Wideman

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 25th day of August, 1954.

*O. B. Duck* Notary Public

Filed in the office of the Probate Judge on the 28 day of Aug 1954 at 10 o'clock  
M. and recorded in Deed Book 16 Page 8 this 10 day of Aug 1954.  
Deed Tax 300 Mortgage Tax — has been paid.

L. C. Walker, Judge of Probate