

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 Five Hundred &.00/100 (\$500.00) - - - - - DOLLARS
and other good and valuable considerationsto the undersigned grantor James S. Dykes, Jr. and wife
Norma A. Dykesin hand paid by Arthur Grover Peters and wife
Adalene T. Petersthe receipt whereof is acknowledged we the said James S. Dykes, Jr. and wife
Norma A. Dykesdo grant, bargain, sell and convey unto the said Arthur Grover Peters and wife
Adalene T. Peters

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

Shelby

County, Alabama, to-wit:

Beginning at the NW corner of Tract No. 441 according to Farm Map of the Calera Land Company's property, commonly called Lloyd's map, being surveyed by G. B. Pickett and recorded in the Probate Office of Shelby County, Alabama in Deed Book 68 at page 123 and run thence South 84 feet to a ditch for a point of beginning of the land herein conveyed; run thence along the center of said ditch in a Southwesterly direction to the right of way of Spring Creek Road; thence run Southeasterly along the East right of way of said road to a rock column at the West gate of the New Salem Cemetery; thence North along the West line of said Cemetery 450 feet to the NW corner of said Cemetery; thence East along the North line of said Cemetery to the NE corner of said Cemetery; thence North to a road leading from the Spring Creek Road to Calera; thence run Westerly along said road to the West line of said Tract No. 441; thence North along the West line of said Tract No. 441 to point of beginning, said land lying in the NW_{1/4} of SE_{1/4} and NE_{1/4} of SW_{1/4}, Sec. 20, Township 22, Range 2 West, containing five acres, more or less.

The Grantee herein assumes and agrees to pay the taxes due October 1, 1955.

TO HAVE AND TO HOLD Unto the said Arthur Grover Peters and wife
Adalene T. Peters

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 they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above.

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, except as above.

In Witness Whereof, we have hereunto set our hands and seals

this 2nd day of November, 1954

WITNESSES:

James S. Dykes, Jr. (Seal.)
James S. DykesNorma A. Dykes (Seal.)
Norma A. DykesState of ALABAMA
SHELBY COUNTY

I, W. M. Rush, a Notary Public in and for said County, in said State, hereby certify that James S. Dykes, Jr. and wife Norma A. Dykes 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 2nd day of November, 1954

L. C. Walker, Judge of Probate, Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within
was filed for record the day of November, 1954, at o'clock
and recorded in Deed Book 169, Record 164, Page 288 and the Mortgage Tax of
Deed Tax of \$50 has been paid.

L. C. Walker, Judge of Probate