

#110 Federal Log

1257

BOOK 110 PAGE 371

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Six Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor Wilmot Jefferson Spires and wife, Doris Spires in hand paid by Robert William Ticen and Bernice Allene Ticen

the receipt whereof is acknowledged we the said Wilmot Jefferson Spires and wife, Doris Spires do grant, bargain, sell and convey unto the said Robert William Ticen and Bernice Allene Ticen as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot No. 9 and fractional lot 10 of Block 1 of Columbian Homes, Inc. Subdivision, as the same appears of record in the Probate Office of Shelby County, Alabama, in Map Book 3 Page 82.

Subject to restrictive covenants heretofore filed in the Probate Office of Shelby County, Alabama, and recorded in Deed Book 143 Page 258 in said Probate Office.

TO HAVE AND TO HOLD Unto the said Robert William Ticen and Bernice Allene Ticen

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 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,

this 23rd day of December, 1954.

WITNESSES:

[Handwritten signatures of witnesses]

[Sealed signatures of Wilmot Jefferson Spires, Doris Spires]

State of ALABAMA

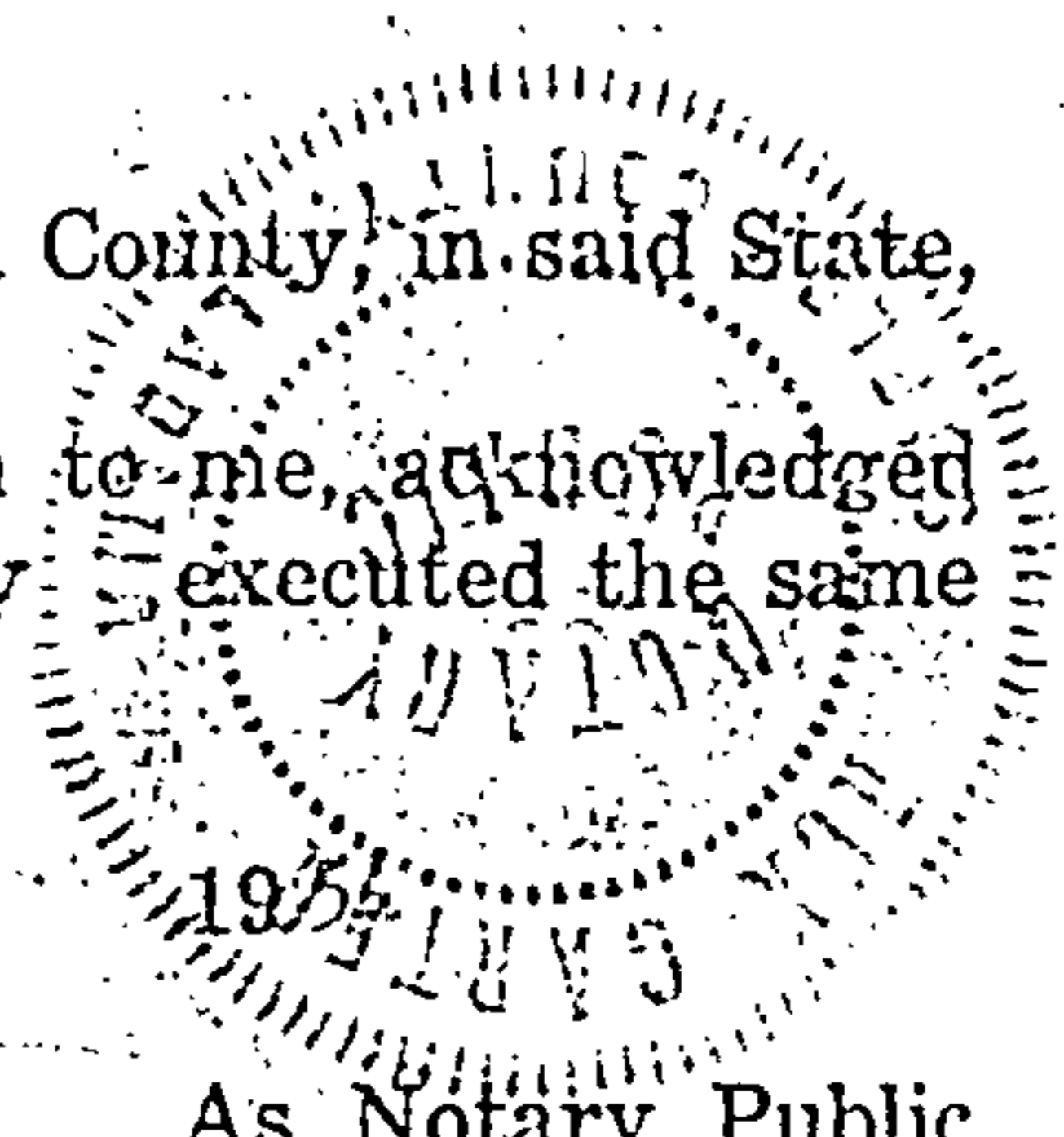
SHELBY

COUNTY

I, [Notary Name], a Notary Public in and for said County, in said State, hereby certify that Wilmot Jefferson Spires and wife, Doris Spires 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 23rd day of December 1954

[Notary Signature] As Notary Public



State of

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within [Signature] was filed for record the 23rd day of Dec, 1954, at 2 o'clock [Signature] and recorded in [Signature] Record 120 Page 371 and the Mortgage Tax of [Signature] Deed Tax of 1.00 has been paid.

to be the wife of the within named [Signature] 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the [ ] day of [ ] 19 [ ]

As Notary Public