

18

\$55 2nd floor

State of Alabama }
SHELBY County }

BOOK 182 PAGE 399

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred (\$100.00) Dollars and other valuable considerations

to the undersigned grantor, Leonard and Company, Inc., a corporation, in hand paid by Lewis Dunaway and Syble Dunaway the receipt whereof is acknowledged, the said Leonard and Company, Inc.,

does by these presents, grant, bargain, sell, and convey unto the said Lewis Dunaway and Syble Dunaway, his wife,

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

County, Alabama, to-wit:

Lot 2, in Block 2, according to map and survey of Pelham Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, page 57. Subject to easements of record.

TO HAVE AND TO HOLD Unto the said Lewis Dunaway and Syble Dunaway 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 said Leonard and Company, Inc., does for itself, its successors

and assigns, covenant with said Lewis Dunaway and Syble Dunaway, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Lewis Dunaway and Syble Dunaway, their

heirs, executors and assigns forever, against the lawful claims of all persons. The warranties herein are as of April 25th, 1953 and not subsequent thereto.

IN WITNESS WHEREOF, The said Leonard and Company, Inc.,

has hereunto set its

signature by Edmund Leonard its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 1st day of October, 1956.

LEONARD AND COMPANY, INC.

By Edmund Leonard President.

Secretary.

State of Alabama }
JEFFERSON County }

I, Frances M. Hamilton, a Notary Public in and for said county in said state, hereby certify that Edmund Leonard, whose name as President of the Leonard and Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of October, 1956.

Frances M. Hamilton

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 15 day of Oct, 1956, at 12 o'clock P.M. and recorded in abstract record 182 page 399, and the mortgage Tax is \$1.00.

Deed Tax of \$1.00 has been paid.

L.C. Walker of Probate

L. C. WA
JUDGE OF PROBATE
PRIVILEGED