

State of Alabama

SHELBY

County

BOOK 188 PAGE 152  
Known All Men By These Presents,

That in consideration of FIFTEEN THOUSAND &amp; NO/100 (\$15,000.00)

DOLLARS

to the undersigned grantor Rose Kaplan, a widow

in hand paid by J. D. Falkner and wife, Lorene Falkner

the receipt whereof is acknowledged I the said Rose Kaplan

do grant, bargain, sell and convey unto the said J. D. Falkner and Lorene Falkner

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 the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, Township 21, Range 1 West; thence run South along the west boundary of said Section 25, a distance of 264 feet to the north line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey; thence South 61 deg. and 30 min. West 269.0 feet to a point; thence run south 86 deg. and 30 min. West, 224.15 feet to a point on the West line of Main Street and 3 feet south of the north line of West College Street; thence run north along the West line of Main Street a distance of 58.5 feet to the point of beginning, being a point at the center of the wall between the building now occupied by Sumter Farm and Stock Company, Inc. and the building now occupied by J. D. Falkner, doing business as Eagles' Store; thence continue north along the west line of Main Street a distance of 26.5 feet, more or less, to the SE corner of the Shelby County Court House lot; thence run West along the south line of said County Court House lot 93 feet to a point; thence run south and parallel with the West line of Main Street 26.5 feet to a point; thence run East and along the center of said wall between Sumter Farm and Stock Company, Inc. and J. D. Falkner, doing business as Eagle's Store a distance of 93 feet to the point of beginning, being a lot fronting 26.5 feet on the West side of Main street and running back 93 feet of uniform width.

Also, all interest of grantor in an 8 foot alley, more particularly described in Deed to Rose Kaplan dated December 5, 1947 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 160, page 225.

TO HAVE AND TO HOLD Unto the said J. D. Falkner and Lorene Falkner,

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 5<sup>th</sup> day of July, 1957.

WITNESSES:

*Hallie Schuyler*  
*Charles E. Early*

*Rose Kaplan* (Seal.)  
Rose Kaplan

(Seal.)

(Seal.)

State of FLORIDA

Sarasota

COUNTY

I, Hallie Schuyler, a Notary Public in and for said County, in said State, hereby certify that Rose Kaplan, a widow whose name 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, she executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 5<sup>th</sup> day of July 19 57.

Notary Public, State of Florida  
My commission expires Nov. 2, 1959.  
Bonded by American Surety Co. of N. Y.

*Hallie Schuyler* As 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 *23* day of *July*, *1957*, at *8* o'clock *P.* M. and recorded in *Deed* Book *188* Page *152*, and the Mortgage Tax of *15.00* has been paid.

the with *SEEK* *188* *152*