

3991A

STATE OF ALABAMA

SHELBY      County

Know All Men By These Presents,

BOOK 188 PAGE 449

DOLLARS

That in consideration of Fifty-Five and No/100

to the undersigned grantors Gaither Denard, and wife Judith Denard  
in hand paid by Judith Denard, and husband A. G. Denardthe receipt whereof is acknowledged we the said Gaither Denard, and wife Judith Denard  
do grant, bargain, sell and convey unto the said Judith Denard, and husband A. G. Denard  
as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY      County, Alabama, to-wit:

A parcel of land out of the South half of Lot 11,  
Block 1, according to the survey of Pelham Estates,  
as recorded in Map Book 3, Page 57, in the office  
of the Judge of Probate of Shelby County, Alabama,  
more particularly described as follows: Begin at  
the Southwest corner of said lot and run East 100  
feet; thence North 50 feet; thence West 110 feet;  
thence South 50 feet to the point of beginning,  
subject to all easements of record.

(This deed corrects a deed as recorded in Book 182,  
Page 32, in the office of the Judge of Probate  
of Shelby County, Alabama)

TO HAVE AND TO HOLD Unto the said Judith Denard, and husband A. G. Denard

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.

selves

And we do, for our and for our  
with the said grantees, their heirs and assigns, that we are  
premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant  
lawfully seized in fee simple of said

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 seals  
this 17 day of August, 1957.

WITNESSES:

*Gaither Denard* (Seal.)  
*Judith Denard* (Seal.)

State of ALABAMA

SHELBY      County

I, *J. M. Lee* *ASJP*, a Notary Public in and for said County, in said State,  
hereby certify that Gaither Denard, and wife Judith Denard  
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

17 day of August, 1957

*J. M. Lee* 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 14 day of Aug 1957, and o'clock p.m.  
and recorded in *Book 188* page *449*, and the Mortgage Tax  
Ded Tax of *50* has been paid.

*L.C. Walker* Probate Judge