WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP-TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHF LBY County

BOOK LOW PAGE 4.5 / KNOW ALL MEN BY THESE PRESENTS,

to the undersigned grantors, B. A. Chace, F. A. Chace and George W. Chace

in hand paid by Herman E. Dean and wife, Martha P. Dean

the receipt whereof is acknowledged we the said B. A. Chace and wife, Buth Chace; F. A. Chace and wife, Dorothy Chace and George W. Chace and wife, Irene P. Chace

do grant, bargain, sell and convey unto the said Herman E. Dean and wife, Martha P. Dean

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

Shelby County, Alabama, to-wit:





Stood NEth of Section 36, Township 19, Range 3, West, in Shelby County, Alabama, with the exception of the cil, gas, petroleum and sulfur therein together with the privileges in connection therewith, as described in Deed Book 127, Page 140 of the records in the Probate Office of Shelby County, Alabama, and also with the exception of the right of way for public road granted to Shelby County by instrument recorded in Deed Book 135, Page 367 in said Probate Office, and rights of way of Alabama Power Co. Warranted except as above stated and taxes due October 1, 1958 which the grantees are to pay.

.TO HAVE AND TO HOLD Unto the said Herman E. Dean and wife, Martha P. Dean

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 so 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.

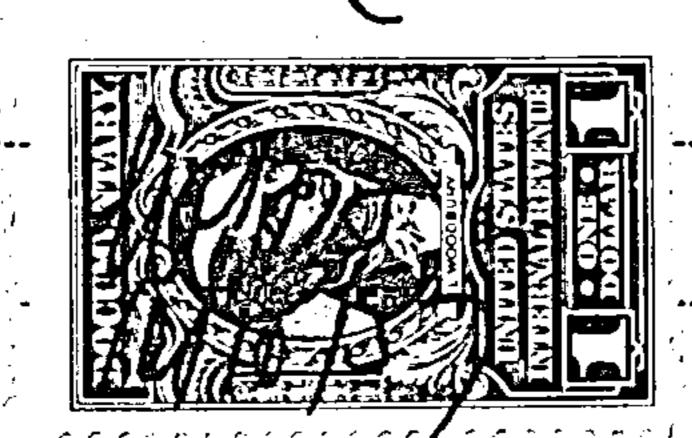
In Witness Whereof, we have hereunto set our hand s and seal, s

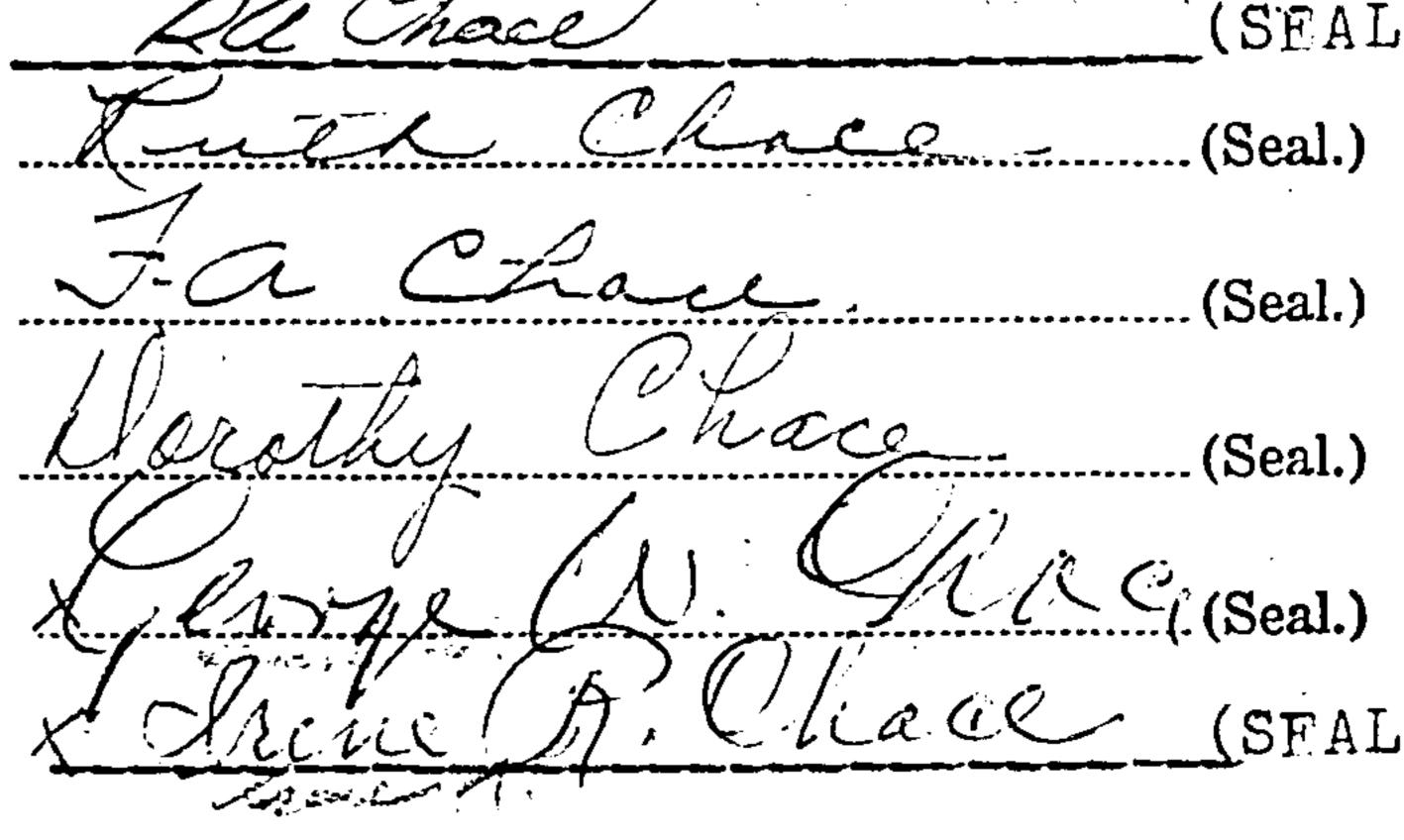
s //H day of October, 1957.

WITNESSES:

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the undersigned

a Notary Public in and for said County, in said State,

hereby certify that B. A. Chace and wife, Ruth Chace, and F. A. Chace and wife, Dorothy Chace 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

4th day of October, 1957,

ORSocial Notary Public.

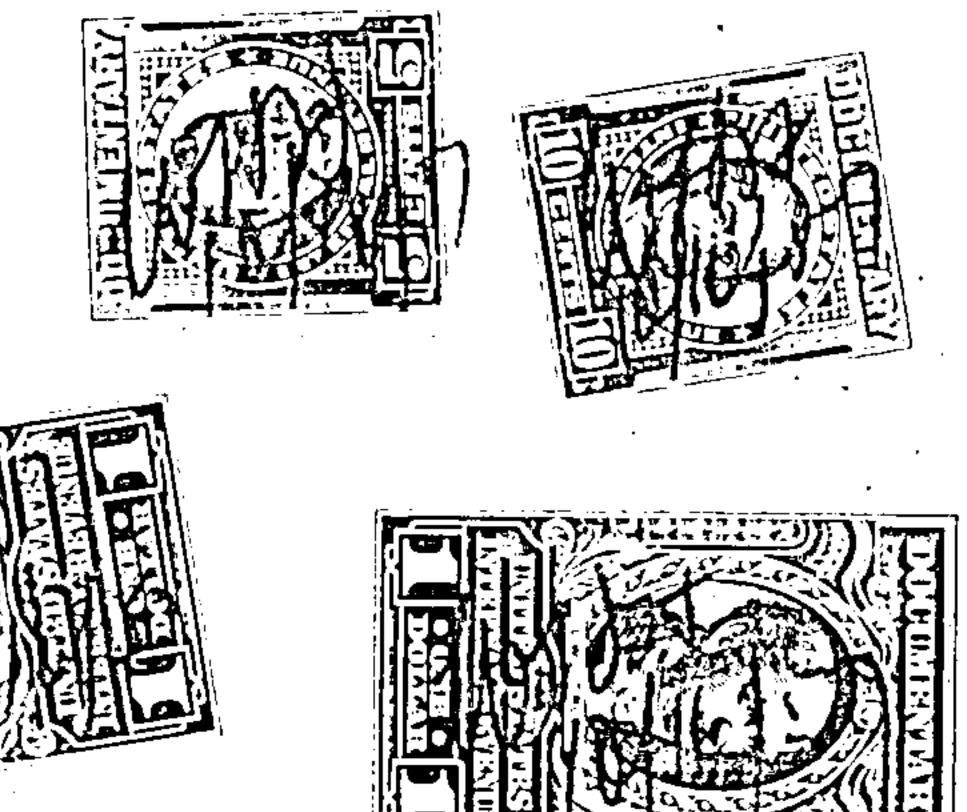
STATE OF ILLINOIS)
COUNTY OF JERSEY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George W. Chace and wife, Irene R. Chace, 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 lith day of October

1957.

Notary Public To Notary Public



SHELEY DUNITY that SHELEY DUNITY that has been raid on the with by law.

L. C. WALKER

STATE OF ALABAMA. SHELBY COUNTY

I, L.O. Walker, Judge of Probate, hereby certify that the within was filed for record the day of 1950, at o'clock of the and recorded in Record 1950 Fage 1950, and the Mortgage Tax of 6. So has been paid.

Deed Tax of 6. So has been paid.

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