VORSHIP-TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY .

County

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Thousand Seven Hundred and no/100 (\$2,700.00) -----DOLLARS (\$2,000.00 of the above consideration is evidenced by purchase money mortgage) to the undersigned grantors Anne D. Blaney and husband, Walter H. Blaney

in hand paid by

Robert E. Dugger and Gennell Fleming Dugger

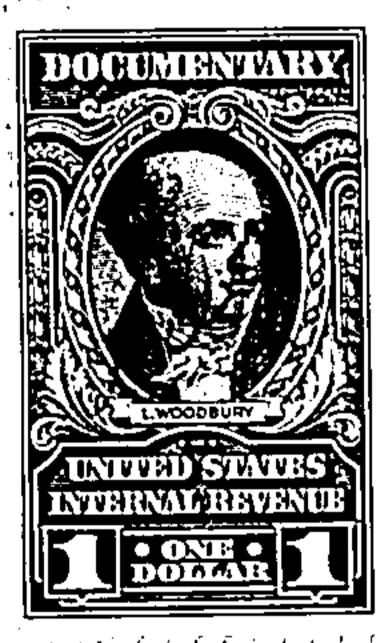
the receipt whereof is acknowledged

the said Anne D. Blaney and Walter H. Blaney

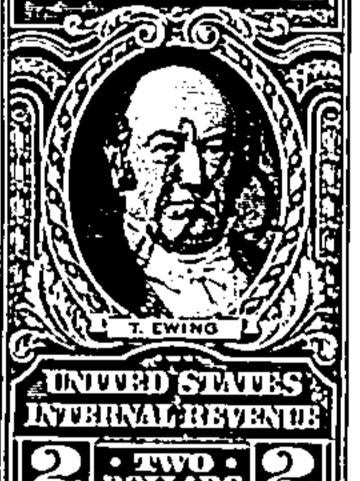
Robert E.Dugger and Gennell Fleming Dugger grant, bargain, sell and convey unto the said do as joint tenants, with right of survivorship, the following described real estate, situated in

She lby

County, Alabama, to-wit:



Lot 18-A, according to the survey of Cahaba River Estates, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 11, and in Map Book 3, page 32, in the Bessemer Division of the Probate Office of Jefferson County, Alabama,; except the following triangle in the SE corner of said lot cut off from said Lot by a line extending from the northeast corner of Lot 19 in said Survey to a point on the easterly line of said Lot 18-A 200 feet northerly from the point of intersection of the said easterly line of said Lot 18-A extended and the south line of the iSE¹/₄ of NW¹/₄ of Section 26, Township 19, Range 3, West, Shelby County, Alabama.



Subject to right of way in favor of Alabama Power Company as shown by instrument recorded in Volume 181, page 13, in the Probate Office of Shelby County, Alabama.

Subject to right of way or easement for road across any part of said Lot 18-A as referred to in deed recorded in Volume 4724, page 49, in the Probate Office of Jefferson County, Alabama, and as referred to in deed recorded in Volume 145, page 364, in the Probate Office of Shelby County, Alabama.

It is hereby understood and agreed that only one dwelling can be built on said property.

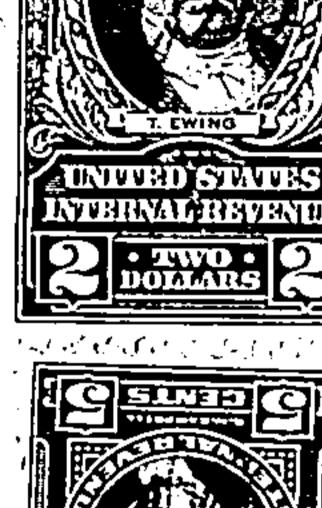
Robert E. Dugger and Gennell Fleming Dugger TO HAVE AND TO HOLD Unto the said

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.

heirs, executors and administrators, covenant And we do, for ourselves and for our lawfully seized in fee simple of said premises; with the said grantees, their heirs and assigns, that we are that they are free from all encumbrances.

have a good right to sell and convey the same as aforesaid; that we that 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	
this		1911	day of	June, 19	58.	•	•	·)	J/10/	ΔD	
			WITN	ESSES:				Anne D).		wen	(Seal.)
•								\ \frac{1}{2}	Of. 11	lating	(Seal.)
							\(\)	Walter	H.Blaney		•
				,,					<u>.</u>		(Seal.)
••			·:			**				•	(Seal.)



COUNTY

I, the undersigned,

Anne D.Blaney and husband, Walter H.Blaney

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

day of June, 1958.

Notary Public.

SHELEY COUNTY
SHELEY COUNTY
That I learn to be suith that the with the with by law.

L. C. WALKER, Judge of the said of the said of the said of the with the said of the said

I, L.O. Walker, Judge of Propate, hereby certify that the within Lead was falled for record the day of panel 19 20 at Colock I had and recorded in Lead Racord 1930 at 10 and the Mortgage Tax of Doed Tax of Loo has been paid.