

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 we the said Anne D. Blaney and Walter H. Blaney

do grant, bargain, sell and convey unto the said Robert E. Dugger and Gennell Fleming Dugger

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

Shelby

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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 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.

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

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 lawfully seized in fee simple of said premises; 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

this 19th day of June, 1958.

WITNESSES:

Anne D. Blaney (Seal.)
Walter H. Blaney (Seal.)
(Seal.)
(Seal.)

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that 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 19th day of June, 1958.

E. R. McDavid Jr.
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 21 day of June 1958 at 8 o'clock P. M.
and recorded in Book 193 Page 479, and the Mortgage Tax of
Deed Tax of 1.00 has been paid.
L. C. Walker Judge of Probate