

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 202 PAGE 281

That in consideration of Love & Affection & the sum of One Dollar

DOLLARS

to the undersigned grantors Henry Grady and wife, Elizabeth C. Grady

in hand paid by Edith Grady Falkner and husband, William J. Falkner

the receipt whereof is acknowledged we the said Henry Grady and Elizabeth C. Grady

do grant, bargain, sell and convey unto the said Edith Grady Falkner and William J. Falkner

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

Shelby

County, Alabama, to-wit:

A parcel of land in the $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West more particularly described as follows: Commence at the SE corner of said Section 12, Township 22 South, Range 3 West and run thence Westerly along the south boundary of said Section 12, 333 feet to point of beginning; thence turn an angle of 87 deg. 18' to the right and run thence Northerly and parallel with the East boundary of said Section 12, 1337.1 feet to the North boundary of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of said Section; thence turn an angle of 87 deg. 18' left and run Westerly along the North boundary of said Quarter Quarter Section 333 feet; thence turn an angle of 92 deg. 42' to the left and run thence Southerly and parallel with the East boundary of said Section, 1337.1 feet to the south boundary of said Section 12; thence turn an angle of 87 deg. 18' left and run Easterly along the south boundary of said Section 12, 333 feet to point of beginning.

ALSO, the right to use as a means of ingress and egress to and from the land hereby conveyed, the present farm road running generally southwesterly across the $S\frac{1}{2}$ of $SE\frac{1}{4}$ Sec. 12, Tp 22 S, Range 3 West which said road intersects the Calera-Montevallo dirt road.

SUBJECT TO existing farm road as described above and the rights of other parties to use said road.

TO HAVE AND TO HOLD Unto the said Edith Grady Falkner and William J. 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 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; except as aforesaid;

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 and seal,

this 20 day of May, 1959.

WITNESSES:

Henry Grady (Seal.)
Elizabeth C. Grady (Seal.)
 _____ (Seal.)
 _____ (Seal.)

1821 Bridgeport Circle
Birmingham 6 Ala

Henry Grady

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

SHELBY County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the 26
day of June 1959
at 8 o'clock P. M. and was duly re-
corded in Volume 2022 of Deeds
at page 261, and examined.
Conrad M. Fowler
Judge of Probate.

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State of ALABAMA
SHELBY COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State,
hereby certify that Henry Grady and wife, Elizabeth C. Grady
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 20 day of May 19 59 .

Conrad M. Fowler

As Notary Public

State of
COUNTY

I, , a Notary Public in and for said County, in said State,
do hereby certify that on the day of , 19 , came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19 .

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the with-
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 26 day of June 1959 at 8 o'clock P. M. and
recorded in 261 Record 2022 at page 261 and the Mortgage Tax
Deed Tax 20 has been paid.

Conrad M. Fowler
Judge of Probate