

4250

State of Alabama

SHELBY

BOOK 202 PAGE 434
County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar other valuable considerations and the assumption of the mortgage hereinafter described DOLLARS

to the undersigned grantors James S. Quarles and Wife, Edith T. Quarles in hand paid by A. M. Harper

the receipt whereof is acknowledged We the said James S. Quarles and Wife, Edith T. Quarles do grant, bargain, sell and convey unto the said A. M. Harper

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

SHELBY County, Alabama, to-wit:

One-Quarter interest in property known as T. H. Penton Farm in Shelby County, Alabama; comprising 160 acres more or less, described as follows:

The Northwest Quarter of the Northwest Quarter of Section 36, Township 18, Range 2 East, in Shelby County, Alabama; Minerals and mining rights excepted; and the East One-Half of Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 36, Township 18, Range 2 East, in Shelby County, Alabama; Mineral and Mining Rights excepted.

Grantee herein assumes and agrees to pay prorata One-Quarter share of that certain mortgage from Grantor, R. P. Parker and J. B. Weese to T. H. Penton which mortgage was duly recorded in Volume 250 Page 75 Judge of Probate, Shelby County, Alabama.



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.

And We do, for Ourselves and for Our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that We 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 and seal;

this 15th day of June 1959.

WITNESSES:

[Handwritten signatures]
..... (Seal.)
..... (Seal.)
..... (Seal.)
..... (Seal.)

STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 19 day of at o'clock M. and recorded in Record, at page The Mortgage Tax Deed Tax has been paid.

Judge of Probate

TO
1199. *Shelby*
1814 1 *Blue Hill*
B. Adams
BOOK 202 PAGE 430

WARRANTY DEED
JOINT WITH RIGHT OF 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 13
day of Feb 1959
at 8 o'clock P. M. and was duly re-
corded in Volume 202 of Deeds
at page 448, and examined.
Conrad M. Fowler
Judge of Probate.

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of *Alabama* }
Jefferson COUNTY }

I, *Nellie Mobley* a Notary Public in and for said County, in said State,
hereby certify that *James S Quarles and Edith T Quarles*
whose name 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 15th day of June, 1959
Nellie Mobley
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 13 day of Feb 1959 at 8 o'clock P M. and recorded
in Deed Record 202, at page 448. The Mortgage Tax Deed Tax
20 has been paid.

Conrad M. Fowler
Judge of Probate