

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Four Hundred and no/100-----

DOLLARS

to the undersigned grantor B. E. Cunningham and wife, Nellie W. Cunningham

in hand paid by Charles E. Dillard and Jane M. Dillard

the receipt whereof is acknowledged we the said B. E. Cunningham and wife, Nellie W. Cunningham

do grant, bargain, sell and convey unto the said Charles E. Dillard and Jane M. Dillard

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

Shelby

County, Alabama, to-wit:

Lot No. 2 according to Central Hills Subdivision in the town of Wilsonville, Alabama, as shown by map recorded in Map Book 4 page 44 in the Probate Office of Shelby County, Alabama.

Subject to all protective covenants, restrictions and easements shown on said subdivision map.

TO HAVE AND TO HOLD Unto the said Charles E. Dillard and Jane M. Dillard

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 hands and seal, s
this 26th day of October, 1959.

WITNESSES:



B. E. Cunningham (Seal.)
B. E. Cunningham

Nellie W. Cunningham (Seal.)
Nellie W. Cunningham

State of ALABAMA

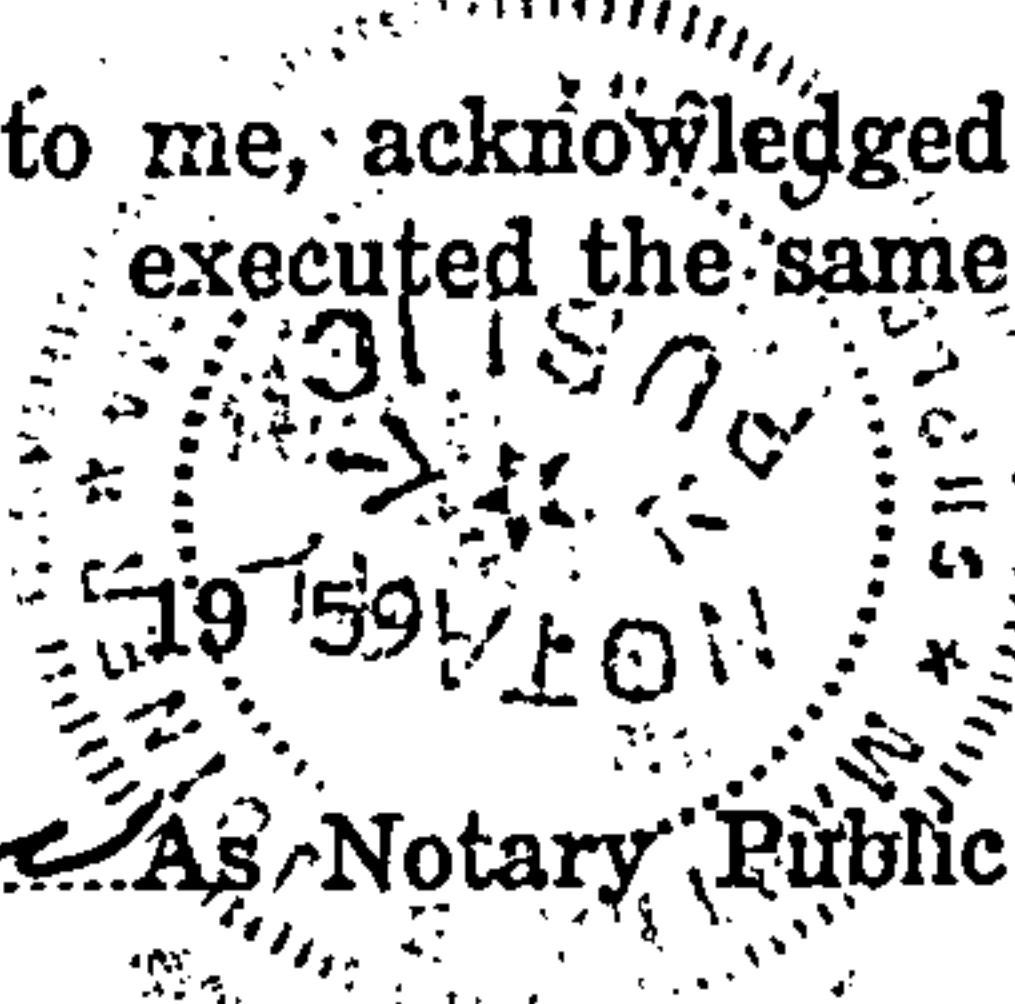
SHELBY

COUNTY

I, Martha B. James, a Notary Public in and for said County, in said State, hereby certify that B. E. Cunningham and wife, Nellie W. Cunningham 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 26th day of October

Martha B. James As Notary Public



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 10 day of Dec 19 59 at 2 o'clock M. and recorded in Deed Record 26 at page 391 and the Mortgage Tax Deed Tax 20 has been paid.

Conrad M. Fowler

BOOK 206 PAGE 391