

State of Alabama

SHELBY

County

2086

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor John T. Roper, Sr. and wife, Myrtle Irene Blankenship Roper in hand paid by Clyde M. Wyatt and Margaret L. Wyatt

the receipt whereof is acknowledged we the said John T. Roper, Sr. and wife, Myrtle Irene Blankenship Roper

do grant, bargain, sell and convey unto the said Clyde M. Wyatt and Margaret L. Wyatt

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

Shelby

County, Alabama, to-wit:

Begin at the southeast corner of the SE 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 East and thence south, 87 deg. 30 min. west a distance of 399.2 feet to a point; thence north, 1 deg. west a distance of 1577.4 feet to a point; thence north, 1 deg. 30 min. west a distance of 228.4 feet to a point; thence north, 3 deg. east a distance of 779 feet to the point of beginning; thence continue north, 3 deg. east and along the easterly line of a gravel road 210 feet to the south right of way of the Florida Short Route Highway; thence turn an angle of 94 deg. 37 min. to the right and run in a southeasterly direction along the south line of said Highway 210 feet; thence turn an angle of 85 deg. 23 min. to the right and run in a southerly direction 210 feet; thence turn an angle of 94 deg. 37 min. to the right and run 210 feet to the point of beginning. Said parcel of land being situated in the SE 1/4 of SE 1/4, Section 29, Township 19 South, Range 2 East.

TO HAVE AND TO HOLD Unto the said Clyde M. Wyatt and Margaret L. Wyatt

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 seals

this 8th day of February, 1960

WITNESSES:



John T. Roper Sr. (Seal.)
John T. Roper, Sr.

Myrtle Irene Blankenship Roper (Seal.)
Myrtle Irene Blankenship Roper

(Seal.)

(Seal.)

BOOK 207 PAGE 540

[Handwritten signature]

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 20
day of Feb 1960
at 9 o'clock P M, and was duly re-
corded in Volume 207 of Deeds
at page 546, and examined
[Signature]
Judge of Probate.

[Handwritten notes]
145
50
17
272

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that John T. Roper, Sr. and wife, Myrtle Irene Blankenship Roper 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 8th day of February 1960

Martha B. Joiner 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 _____ 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
\$..... Privilege Tax
has been paid on the with-
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

BOOK 207 PAGE 547

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 20 day of Feb 1960 at 9 o'clock and recorded in deed Book 207 at page 546 on the 23 day of Feb 1960. Mortgage Tax _____ Deed Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate