

2503

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of TWO HUNDRED FIFTY AND NO/100 (\$250.00)

to the undersigned grantor s Earl J. Standifer & wife, Nuna Standifer; Kenneth L. Standifer & wife, Irene Standifer  
in hand paid by Warren C. Duke and wife, Patsy B. Duke

the receipt whereof is acknowledged we the said Earl J. Standifer and Nuna Standifer;  
Kenneth L. Standifer and Irene Standifer

do grant, bargain, sell and convey unto the said Warren C. Duke and Patsy B. Duke

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

Shelby

County, Alabama, to-wit:

Lot No. 12, according to Plat of Addition to McMillen's Survey of North half of NorthWest Quarter (N $\frac{1}{2}$  of NW $\frac{1}{4}$ ), Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, page 149, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Warren C. Duke and Patsy B. Duke,

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,

this 26th day of February, 1960.

WITNESSES:



Earl J. Standifer (Seal.)  
Nuna Standifer (Seal.)  
Kenneth L. Standifer (Seal.)  
Irene Standifer (Seal.)

State of ALABAMA  
SHELBY COUNTY

I, W. GRAY JONES,

a Notary Public in and for said County, in said State,

hereby certify that Earl J. Standifer and Nuna Standifer; Kenneth L. Standifer and Irene Standifer 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 February, 1960.

W. Gray Jones

Notary Public,  
Shelby Co., Ala.

Filed 3/14/60 10 AM

Deed to SD md