

State of Alabama

SHELBY County

2961  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor<sup>s</sup> Earl J. Standifer and wife, Nuna Standifer; Kenneth L. Standifer and 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, 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:

The South half of Lot No. 10, 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 hand s and seal,

208  
BOOK 404  
this 20<sup>th</sup> day of April, 1960

WITNESSES:

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

State of

ALABAMA

SHELBY

COUNTY

I, Rodney H. Rupert

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

hereby certify that Earl J. Standifer & wife, Nuna Standifer; Kenneth L. Standifer & wife, Irene Standifer

whose name<sup>s</sup> 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<sup>th</sup> day of April 1960

Rodney H. Rupert

Notary Public Shelby County, Alabama  
My Commission Expires Nov. 4, 1963

Notary Public.

Filed 4/22/60

PAM

Used to 5070