

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Fifty (\$50.00)----- DOLLARS

to the undersigned grantors Tony G. McBrayer and wife, Dora H. McBrayer

in hand paid by Faye M. Howard and husband, Curtis G. Howard, Jr.

the receipt whereof is acknowledged we the said Tony G. McBrayer and wife, Dora H. McBrayer

do grant, bargain, sell and convey unto the said Faye M. Howard and husband, Curtis G. Howard, Jr.

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

Shelby County, Alabama, to-wit:

"A lot 115 feet square situated in the SW corner of SW 1/4 of SE 1/4 of NE 1/4, Section 3, Township 19, Range 2 East; containing one-half acre, more or less, in the Town of Vincent, Alabama."

TO HAVE AND TO HOLD Unto the said Faye M. Howard and husband, Curtis G. Howard, Jr.

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 13th day of August, 1960.

WITNESSES:

James H. Sharbutt as to each grantor

x Tony G. McBrayer (Seal.)

x Dora H. McBrayer (Seal.)

(Seal.)

(Seal.)

BOOK 210 PAGE 300

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 12 day of Aug 1960 at 7 M. o'clock, and recorded in Book 210 at page 300 on the 23 day of Aug 1960. Mortgage Tax _____ Deed Tax \$5 has been paid.

Conrad M. Fowler Judge of Probate

Tony G. McBrayer and wife,

Dora H. McBrayer

TO

Faye M. Howard and husband,

Curtis G. Howard, Jr.

Book 103

WARRANTY DEED

JOINT GRANTEES 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 17 day of Aug 1960 at 1 o'clock M, and was duly recorded in Volume 210 of Deeds at page 580, and examined. *Conrad M. Fowler* Judge of Probate.

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State of Alabama }
Shelby COUNTY }

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Tony G. McBrayer and wife, Dora H. McBrayer 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August 1960.

James H. Sharbutt As Notary Public

State of Alabama }
Shelby COUNTY }

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 13th day of August, 1960, came before me the within named Dora H. McBrayer known to me to be the wife of the within named Tony G. McBrayer 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 13th day of August 1960.

James H. Sharbutt As Notary Public

BOOK 210 PAGE 580



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 17 day of Aug 1960 at 1 o'clock and recorded in Vol 210 Book 210 at page 580 on the 23 day of Aug 1960. Mortgage Tax _____ Deed Tax 2 has been paid.
Conrad M. Fowler
Judge of Probate

Alabama
County
by
in
the
presence
of
two
witnesses
and
the
tax
thereon
has
been
paid