

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of FOURTEEN HUNDRED AND NO/100

DOLLARS

to the undersigned grantors J. D. Falkner and wife, Lorene Falkner; W. T. Bradley and wife, Helen Bradley
in hand paid by Cecil Duke and wife, Eddie Irene Duke

the receipt whereof is acknowledged, we the said J. D. Falkner and Lorene Falkner; W. T. Bradley and Helen Bradley

do grant, bargain, sell and convey unto the said Cecil Duke and Eddie Irene Duke

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

SHELBY

County, Alabama, to-wit:

Beginning at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West; thence South 89 deg. 00' West along North forty line a distance of 1219.5 feet to the West margin of a street; thence turn left 89 deg. 42' and run along the West boundary of said street 99 feet to point of beginning, which said point is marked by an iron stake; thence continue South in the same direction and along the West boundary of said street a distance of 126 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 150 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 126 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 150 feet to the point of beginning.

Except easement for sewer line across NE corner of above lot.

TO HAVE AND TO HOLD Unto the said Cecil Duke and Eddie Irene 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.

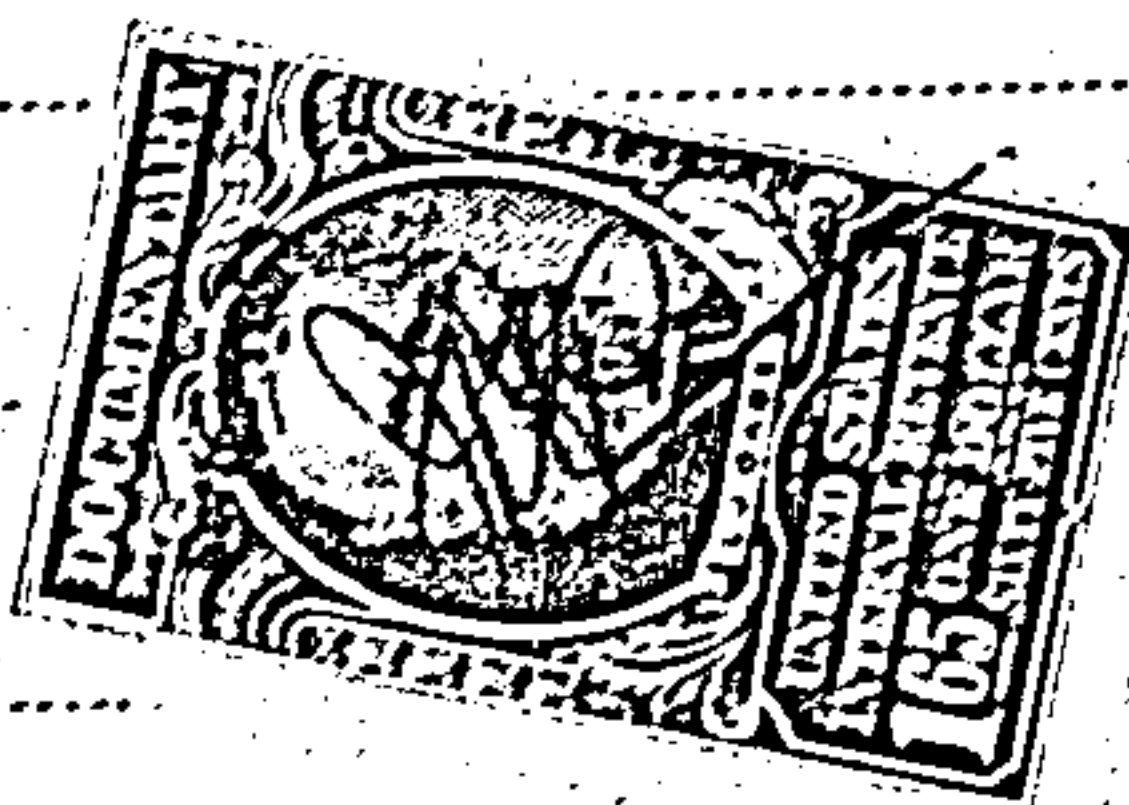
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 2nd day of November, 1960.

WITNESSES:



J. D. Falkner (Seal.)
(J. D. Falkner)
Lorene Falkner (Seal.)
(Lorene Falkner)
W. T. Bradley (Seal.)
(W. T. Bradley)
Helen Bradley (Seal.)
(Helen Bradley)

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 3
day of November 1960
at 10 o'clock P M, and was duly re-
corded in Volume 212 of Deeds
at page 222, and examined
Conrad M. Fowler
Judge of Probate.

State of ALABAMA
SHELBY COUNTY

I, LAVICE BRASHER, a Notary Public in and for said County, in said State,
hereby certify that J. D. Falkner & Lorene Falkner; W. T. Bradley & Helen Bradley
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 2nd day of November 1960.

Lavice Brasher 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
the within named _____ 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, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed
for record in this office on the 22 day of Nov 1960 at 10 o'clock, and
recorded in Book 212 at page 222 on the 3 day of Nov 1960.
Mortgage Tax _____ Deed Tax 1.32 has been paid.

Conrad M. Fowler
Judge of Probate

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DATE

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