

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of FOURTEEN HUNDRED AND NO/100

DOLLARS

to the undersigned grantor s J.D. Falkner & wife, Lorene Falkner; W. T. Bradley & wife, Helen Bradley  
in hand paid by James T. Davis and wife, Anne K. Davis

the receipt whereof is acknowledged we the said J. D. Falkner & wife Lorene Falkner; W. T. Bradley & wife, Helen Bradley  
do grant, bargain, sell and convey unto the said James T. Davis and Anne K. Davis

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 $\frac{1}{4}$ , Sec. 24, Tp 21 S, Range 1 West; thence run South 89 deg.00' West along North line of said Quarter Quarter Section a distance of 1016.4 feet to NW corner of Henry Moon lot, which is marked by an iron pin; thence continue Westerly along North boundary of said Quarter Quarter Section 203.1 feet to the West boundary of a street, which said point is marked by an iron pin; thence turn an angle of 89 deg. 42' left and run along West boundary line of said street a distance of 99 feet to point of beginning of the lot herein described and conveyed which is the NE corner of Cecil Duke lot; thence turn an angle of 90 deg. right and run thence along North boundary of said Duke lot 150 feet to an iron pin which iron pin is in the line of an old wire fence and is the NW corner of said Duke lot and being the East boundary of J. B. Turner land; thence turn an angle of 90 deg. right and run thence along said wire fence 126 feet to an iron pin; thence turn angle of 90 deg. right and run a distance of 150 feet to the West boundary of said street; thence turn angle of 90 deg. right and run along West boundary line of said street 126 feet to point of beginning.

ALSO, an easement for the purpose of constructing, reconstructing, maintaining and repairing a sewer line together with the necessary right of access, ingress & egress thereto & therefrom in or under and along the following described property: 4 feet in width on either side of a center line described as follows: Commencing at NE corner of Cecil Duke lot on West boundary of East Sterrett Street (also being SE corner of James T. Davis lot); thence S along said West boundary of East Sterrett Street 14 feet to point of beginning of easement herein described; thence Northwesterly 78.6 feet to point of ending on North boundary of said Cecil Duke lot, said point lying 65.3 feet West of said NE corner of Cecil Duke lot.

TO HAVE AND TO HOLD Unto the said James T. Davis and Anne K. Davis

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,

this 21<sup>st</sup> 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)

BOOK 212 PAGE 456

TO

*Shelby*

# 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 21

day of November 1960

at 10 o'clock M, and was duly re-

corded in Volume 456 of Deeds

at page 1456, and examined.

*Conrad M. Fowler*  
Judge of Probate.

State of

ALABAMA

SHELBY

COUNTY

I, *Lanice 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 21<sup>st</sup> day of November 1960

*Lanice Brasher* As Notary Public

State of

COUNTY

I, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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.

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

, 19\_\_\_\_, came before me

known to me

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\_\_\_\_

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 21 day of November 1960 at 10 o'clock and recorded in Book 456 at page 1456 on the 22 day of Nov 1960. Mortgage Tax \_\_\_\_\_ Deed Tax 1.50 has been paid.

*Conrad M. Fowler*

Judge of Probate

ALABAMA  
COUNTY  
by certify that  
Privilege Tax  
on the with-  
as required  
M. FOWLER  
JUDGE OF PROBATE