

For Rowland will pick up 5165

State of Alabama

SHELBY County

870
Know All Men By These Presents,

That in consideration of SIXTEEN HUNDRED AND NO/100 DOLLARS

to the undersigned grantors J.D.Falkner & wife, Lorene Falkner; W.T.Bradley & wife, Helen Bradley
in hand paid by J. D. Rowland and wife, Polly C. Rowland

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

do grant, bargain, sell and convey unto the said J. D. Rowland and Polly C. Rowland,

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

Shelby County, Alabama, to-wit:

Commencing at the NE corner of SE 1/4 of SW 1/4 of Section 21, Township 21 South, Range 1 West; run thence South 89 deg. 00' West along North line of said Quarter Quarter Section, a distance of 1016.2 feet to the NW corner of the Henry Moon lot, which is marked by an iron pin; thence continue Westerly along the 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 thence along the West boundary of said Street 603 feet to an iron pin, marking the point of beginning of the lot herein described and conveyed; thence turn an angle of 90 deg. right and run a distance of 159 feet to an iron stake; thence turn an angle of 90 deg. left and run a distance of 150 feet to an iron stake on the North boundary of said Street; thence turn left and run along the North margin of said street and the curvature of the same as laid out, to the point of beginning. Said line being 25 feet from the center line of said street.

TO HAVE AND TO HOLD Unto the said J. D. Rowland and Polly C. Rowland,

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.

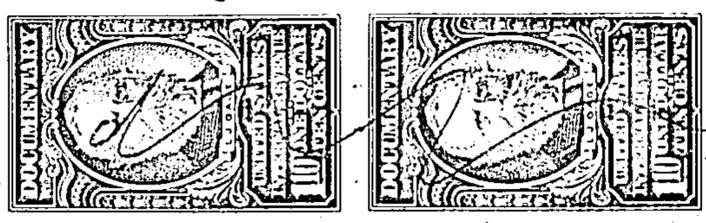
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 22 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 402

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 22 day of November 1960 at 8 o'clock P M, and was duly recorded in Volume 212 of Deeds, at page 463, and examined. *Conrad M. Fowler* Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, *Walter W. Bradley*, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner & wife, Lorene Falkner; W. T. Bradley & wife, 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 22 day of November 1960.

Walter W. Bradley 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 known to me the within named _____ who, being examined 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 8 A.M. o'clock and recorded in deed Book 212 at page 463 on the 29 day of 11 1960.
 Mortgage Tax _____ Deed Tax 2.12 has been paid.
Conrad M. Fowler
 Judge of Probate

ABAMA
 JNTY
 certify that
 vilege Tax
 the with-
 s required
 A. FOWLER
 JUDGE OF PROBATE

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