

State of Alabama

Shelby

County

182. N
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor Herbert Turner, a widower
in hand paid by Claude B. Turner and wife, Verdina M. Turner
the receipt whereof is acknowledged I the said Herbert Turner



do grant, bargain, sell and convey unto the said Claude B. Turner and Verdina M. Turner

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

Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19, Range 1 West, more particularly described as follows: Commencing at a point where the East boundary of said Quarter Quarter section intersects the South right of way line of Shelby County Road No. 11; run thence Westerly along the South boundary of said right of way a distance of 210 feet to a point; thence Southerly and parallel with the East boundary of said Quarter Quarter section 420 feet; thence Easterly and parallel with the South boundary of said right of way 210 feet; more or less, to the East boundary of said Quarter Quarter section; thence Northerly along the East boundary of said Quarter Quarter section 420 feet to point of beginning. Containing two acres, more or less.

TO HAVE AND TO HOLD Unto the said Claude B. Turner and Verdina M. Turner

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 26th day of March, 1960.

WITNESSES:

Herbert Turner (Seal.)
(Herbert Turner)

..... (Seal.)

212 PAGE 081

State of ALABAMA
SHELBY COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Herbert Turner whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 1960.

Wales W. Wallace, Jr.
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 *27* day of *Dec* 1960 at *3:15* M. o'clock and recorded in *deed* Book *212* at page *681* on the *13* day of *Dec* 1960.

deed 24 50 pd