

State of Alabama

Shelby

County

1119 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor Herbert Turner, a widower,

in hand paid by D. R. Gardner and Carol Gardner

the receipt whereof is acknowledged I the said Herbert Turner, a widower

do grant, bargain, sell and convey unto the said D. R. Gardner and Carol Gardner

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 $\frac{1}{4}$ of Section 28, Township 19, Range 1 West, more particularly described as follows: Commence 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 and run thence in a westerly direction along the south boundary of said road right of way a distance of 210 feet to the point of beginning of the lot herein conveyed; which point is the northwest corner of the Claude B. and Verdina M. Turner lot; thence continue along the south boundary of said road right of way 210 feet; thence southerly and parallel with the East boundary of said quarter-quarter section 210 feet; thence easterly and parallel with the south boundary of said right of way 210 feet, more or less, to the west line of said Claude B. and Verdina M. Turner lot; thence run north along the west line of said Turner lot 210 feet to the point of beginning of the lot herein conveyed.

TO HAVE AND TO HOLD Unto the said D. R. Gardner and Carol Gardner

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 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 7th day of December, 1960.

WITNESSES:

Herbert Turner (Seal.)
Herbert Turner
____ (Seal.)
____ (Seal.)
____ (Seal.)

BOOK 212 PAGE 682

TO
Dr. Shepherd

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within Deed was
filed in this office for record the 7 day
of December 1960 at 3:10 o'clock P.M.
and recorded in Book 212 Record Page 124
page 124 and examined 12-13-60
and the Mortgage Tax of \$ 32
Deed Tax of \$ 32 has been paid.

Fee \$ 1.45
Conrad M. Fowler
Judge of Probate

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 1.45
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State,
hereby certify that Herbert Turner, a widower
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 7th day of December, 1960.

Martha B. Joiner
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 7 day of December 1960 at 3:10 M. o'clock and
recorded in Book 212 at page 124 on the 13 day of December 1960.
Mortgage Tax 32 Deed Tax 32 has been paid.
Conrad M. Fowler
Judge of Probate

BOOK 212 PAGE 124