

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED (\$100.00) DOLLARS
and other valuable considerations

to the undersigned grantors F. F. Mullins and wife, Ethel Mullins

in hand paid by John Dunnaway and wife, Frances Dunnaway

the receipt whereof is acknowledged we the said F. F. Mullins and wife,
Ethel Mullins

do grant, bargain, sell and convey unto the said John Dunnaway and wife,
Frances Dunnaway

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

Shelby County, Alabama, to-wit:

Lot 5, in Block 2, Mullins Addition to Helena, recorded
Map Book 3, Page 56, in the office of the Judge of Probate
of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to any easements or right of ways of record.

TO HAVE AND TO HOLD Unto the said John Dunnaway and wife,
Frances Dunnaway

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; except as shown above;

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 31 day of DECEMBER, 1960.

WITNESSES:

F. F. Mullins (Seal.)

Ethel Mullins (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that F. F. Mullins and wife, Ethel Mullins 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 31 day of DECEMBER 1960.

Frank W. Donnelly As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within *deed* was filed