

State of Alabama

SHELBY

County

1971
Know All Men By These Presents,

That in consideration of ONE HUNDRED AND NO/100 (\$100.00)----- DOLLARS

to the undersigned grantors John W. Ozley and wife, Jessie Ozley

in hand paid by John H. Ozley and wife, Bertha B. Ozley

the receipt whereof is acknowledged we the said John W. Ozley and Jessie Ozley

do grant, bargain, sell and convey unto the said John H. Ozley and Bertha B. Ozley

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

Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 7, Township 21, Range 2 West, and run thence West along the south boundary of said Section 132 feet to the point of beginning of the lot herein described and conveyed; thence run South 30 feet; thence West and parallel with the South boundary of said Section 140 feet, more or less, to the center of a ditch; thence Northerly along the center of said ditch 112 feet, to the South boundary of the lot purchased by John H. Ozley by deed from J. W. Ozley and wife, Irene Ozley dated August 10, 1946 recorded in the Probate Office of Shelby County, Alabama in Deed Book 125, page 162; thence East along the South boundary of said Lot 138 feet; thence South 76 feet to point of beginning, being a part of the SE¹/₄ of SE¹/₄, Section 7, and NE¹/₄ of NE¹/₄, Section 18, all in Township 21, Range 2 West.

TO HAVE AND TO HOLD Unto the said John H. Ozley and Bertha B. Ozley

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 seals

this 28 day of January, 1961.

WITNESSES:

} John W. Ozley (Seal.)
(John W. Ozley)
Jessie Ozley (Seal.)
(Jessie Ozley)
(Seal.)
(Seal.)

BOOK 213 PAGE 605

TO

John W. Ozley
Book 231
Series

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

day of *Feb* 19*61*

at *8* o'clock *P* M, and was duly re-

corded in Volume *213* of Deeds

at page *605* and examined

Conrad M. Fowler
Judge of Probate.

.50

1.55

2.30

State of ALABAMA

SHELBY COUNTY

I, L.G. Nunnally, a Notary Public in and for said County, in said State, hereby certify that John W. Ozley and wife, Jessie Ozley 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 28th day of January 19 61.

L.G. Nunnally
As Notary Public
N.P. Ex Officio J.P.

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 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 named she signed the same of her own free will and volition.

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the day of Feb 1961 at 8 o'clock P M, and recorded in Book 213 at page 605 on the day of Feb 1961. Mortgage Tax has been paid.

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
... Privilege Tax
been paid on the with-
instrument as required
CONRAD M. FOWLER
JUDGE OF PROBATE