

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the exchange of real property and the execution of a purchase money note and mortgage in the amount of \$3,000.00. to the undersigned grantors Andrew Drennan and wife, Katherine Drennan

in hand paid by George C. Carroll and wife, Birdie C. Carroll

the receipt whereof is acknowledged we the said Andrew Drennan and wife, Katherine Drennan,

do grant, bargain, sell and convey unto the said George C. Carroll and Birdie C. Carroll

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

SHELBY

County, Alabama, to-wit:

Lots Number 9 and Number 10 in Block No. 10 of Pine Grove Camp according to the survey of the Second Addition to Pine Grove Camp dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, a map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama, except mineral and mining rights and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the Office of the Judge of Probate of Shelby County, Alabama, and ALSO an easement over and across the northeast corner of Lot Number 12 of Block No. 10 of Pine Grove Camp according to the aforementioned survey and subject to the same exceptions, for the purpose of constructing and maintaining a boat canal not exceeding eight (8) feet in width.

TO HAVE AND TO HOLD Unto the said George C. Carroll and Birdie C. Carroll

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 stated above; power line permits to Alabama Power Company; 1961 taxes to be paid by grantors when due; and rights of parties in possession. 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 20th. day of February, 1961.

WITNESSES:

Andrew Drennan (Seal.)
Katherine Drennan (Seal.)
(Katherine Drennan)
(Seal.)
(Seal.)

TO

George C. Carroll
1001 Southridge Dr
Birmingham 16, Ala

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

1.45
10.00
11.45

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

State of ALABAMA
SHELBY COUNTY

I, Harris M. Gordon a Notary Public in and for said County, in said State, hereby certify that Andrew Drennan and wife, Katherine Drennan 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

20th. day of February, 1961.

Harris M. Gordon
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY }
I, Carroll M. Fowler, Judge of Probate hereby
certify that the within deed was
filed for record on the 17 day
of Mar 61 at 8 o'clock P.M.
and recorded in deed book 214
page 402 and examined 3-14-61
and the Mortgage Tax of \$
Deed Tax of \$10.00 has been paid.
Carroll M. Fowler
Judge of Probate
rec 1.45

BOOK 214 PAGE 403

