

State of Alabama }
SHELBY County }

2627

17,900.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
ONE HUNDRED DOLLARS & other good and valuable consideration
to the undersigned grantor, The Warren Agency, Inc.,
a corporation, in hand paid by Billy J. Blackerby, and wife, Marion I. Blackerby
the receipt whereof is acknowledged, the said The Warren Agency, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
Billy J. Blackerby and Marion I. Blackerby
as joint tenants, with right of survivorship, the following described real estate, situated in
She1by County, Alabama, to-wit:

Lots 8 and 9 in Block 1, according to the Map on file in
the Office of the Judge of Probate of She1by County, Alabama,
known as "Dunwar Estates" Subdivision, recorded in Map Book 3,
page 154.

It being hereby agreed by all parties concerned with the transfer
of title of this property that in further consideration for the
transfer of title that no building shall be erected upon this property
now or at any future time except a building for a residence of not less
than 1050 square footage and of such a nature and outside appearance as
is in general keeping with the surrounding dwellings, and that no out-
buildings shall be erected such as farm buildings, and that no farm
animals shall be kept on this property such as cows, chickens, goats,
etc. It being the intent of this covenant that this property be used
for residential dwelling purposes and that purpose alone.

TO HAVE AND TO HOLD said property unto the said Billy J. Blackerby and Marion I. Blackerby
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 said The Warren Agency, Inc. does for itself, its successors
and assigns, covenant with said Billy J. Blackerby and Marion I. Blackerby, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said Billy J. Blackerby and Marion I. Blackerby,
their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said The Warren Agency, Inc.

has hereunto set its
signature by Carlos C. Warren its President,
who is duly authorized, on this 14th day of March, 1961.

BOOK 214 PAGE 433
ATTEST:

Tom Gilligan
Secretary.

By *Carlos C. Warren*
Vice President.

111

**CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

TC

STATE OF ALABAMA }
} HELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby
certify that the within ~~deed~~ was
filed this of ~~1886~~ for record the ~~25~~ day
of ~~March~~ at ~~10~~ o'clock A.M.
and recorded in ~~Book~~ Record ~~21~~ on
Page ~~222~~ and examined ~~21~~
and the Mortgage Tax of \$~~12.50~~ has been paid.
Deed Tax of \$~~12.50~~ has been paid.

State of Alabama

SHELBY County

I, H. E. Timmerman, a Notary Public in and for said county in said state, hereby certify that Carlos C. Warren, whose name as President of the Warren Agency, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 14th day of March, 1961.

H. E. Timmerman Not

Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

STATE OF ARKANSAS, etc.
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within
for record in this office on the 25 day of July 1967 at 11 o'clock, and
recorded in Book 216 at page 133 on the 21 day of July 1967.
Mortgage Tax 1.00 has been paid.

Conrad M. Towler
Judge of Probate