

State of Alabama }
SHELBY County }

2931

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & the sum of One and no/100 (\$1.00) DOLLARS

to the undersigned grantor s C. L. Joyce and wife, Gladys M. Joyce

in hand paid by Margaret Joyce Startley and husband, Charles W. Startley

the receipt whereof is acknowledged we the said C. L. Joyce and Gladys M. Joyce

do grant, bargain, sell and convey unto the said Margaret Joyce Startley and Charles W. Startley

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

Shelby County, Alabama, to-wit:

A lot situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 20, Range 1 West, more particularly described as follows: Commence at a point where the West boundary of what is known as Ballenger Street intersects the South boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence Northerly along the West boundary of said Ballenger Street 200 feet for a point of beginning of the lot herein described and conveyed, which said point is marked by an iron pin; thence continue Northerly along the West boundary of said Ballenger Street 90 feet; thence turn an angle of 90 deg. to the left and run thence 160 feet; thence turn an angle of 90 deg. to the left and run thence Southerly 90 feet; thence turn an angle of 90 deg. to the left and run thence 160 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Margaret Joyce Startley and Charles W. Startley

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 seal,
this 4th day of April, 1961.

WITNESSES:

C. L. Joyce (Seal.)
(C. L. Joyce)
Gladys M. Joyce (Seal.)
(Gladys M. Joyce)
(Seal.)
(Seal.)

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WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

TO

C. L. Joyce

1441 West...

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 on the *14* day
of *April* 1961 at *11:15* AM
and the Mortgage Tax of \$ *35*
and the Deed Tax of \$ *1.45*
has been paid.

Fee \$ *1.45*

1173
Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, *Conrad M. Fowler* a Notary Public in and for said County, in said State,
hereby certify that C. L. Joyce and wife, Gladys M. Joyce

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 *14*th day of April, 1961.

Conrad M. Fowler
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 *14* day of *April* 1961 at *11:15* M. of clock and
recorded in *1173* Book *1173* at page *1173* on the *14* day of *April* 1961.
Mortgage Tax *35* Deed Tax *1.45* has been paid.

Conrad M. Fowler
Judge of Probate

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