

3228

KNOW ALL MEN BY THESE PRESENTS,

See mly 271 pg 456

That in consideration of One Thousand and No/100-----DOLLARS
(\$1,000.00) and other valuable considerations

to the undersigned grantor S. Leverett G. Gravlee and wife, Frances M. Gravlee

in hand paid by Edgar B. King and wife, Christine King

the receipt whereof is acknowledged we the said Leveret G. Gravlee and wife, Frances M. Gravlee

do grant, bargain, sell and convey unto the said Edgar B. King and wife, Christine King,

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

SHELBY

County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West that now lies Northwesterly of the right of way of the Valley Dale Road and containing 3.28 acres, more or less.

Minerals and mining rights excepted.

Said property is sold and conveyed subject to an easement granted by V. H. Huey and wife, Lucile C. Huey to the Alabama Power Company as recorded in Deed Book 17⁰ at page 358 in the Probate Office of Shelby County, Alabama.

As a part of the consideration herefor, the Grantees herein
shall execute and deliver to the Grantors, a purchase
money first mortgage securing the sum of \$2250.00 due
as balance of consideration for this conveyance.

TO HAVE AND TO HOLD Unto the said Edgar B. King and wife, Christine King

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 1961 taxes and as above mentioned

that we have a good right to sell and convey the same as aforesaid; that we will, and
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 19th day of April, 1961.

WITNESSES:

x Levert G. Gravlee (Seal.)
(Levert G. Gravlee)
..... (Seal.)

LEVERT G. GRAVLEE

FRANCES M. GRAVLEE

TO

EDGAR B. KING
CHRISTINE KING**WARRANTY DEED**

JOINT WITH RIGHT OF SURVIVORSHIP

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 the 22 day of April, 1961 at 10:00 o'clock A.M. and recorded in Book 215 Record 15 page 153 and examined 22 and the Mortgage Tax of \$ 2.00 and the Deed Tax of \$ 1.00 has been paid.

Deed Tax of \$ 1.00
Judge of ProbateFee \$ 1.00

Mail to Edgar B. King
1225 - 5th Ave W
Birmingham, Ala

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 1.00
TITLE INSURANCE — ABSTRACTS 1.00
TRUSTS
BIRMINGHAM, ALABAMA 1.00

State of ALABAMA

COUNTY

JEFFERSON

In Ex Officio Notary Public a Notary Public in and for said County, in said State,

hereby certify that Levert G. Gravlee and wife, Frances M. Gravlee whose name is 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

19th 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 22 day of April, 1961 at 10:00 M. o'clock and recorded in Book 215 at page 153 on the 25 day of April, 1961. Mortgage Tax 2.00 Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate

FCT 1040 215 Book