

State of Alabama

SHELBY

County

364
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE ----- DOLLARS

to the undersigned grantor FRED R. McCLENDON AND WIFE MARY ANN McCLENDON

in hand paid by CHARLES F. HUCKABEE AND WIFE VIRGINIA ~~LOUISE~~ HUCKABEE

the receipt whereof is acknowledged ~~WE~~ * the said FRED R. McCLENDON AND WIFE MARY ANN McCLENDON

do grant, bargain, sell and convey unto the said CHARLES F. HUCKABEE AND WIFE VIRGINIA ~~LOUISE~~
HUCKABEE, THE SURFACE RIGHTS

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

shelby

County, Alabama, to-wit:

Commencing at the Southwest corner of the north one-half of the north one-half of the Northwest Quarter of the Northeast Quarter, Section 17, Township 21 South, Range 3 West; thence East along the south boundary of the said north one-half of the north one-half of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sect. 17, T 21 S, R 3 W a distance of 272.0 feet to the point of beginning of the lot herein described; thence continue east along the said south boundary a distance of 100.0 feet to a point; thence north parallel to the west boundary of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 150.0 feet to a point; thence west parallel to the said south boundary of the north one-half of the north one-half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 100.0 feet; to a point; thence south parallel to the said west boundary of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 150.0 feet to the point of beginning.

Said Lot is lying in the north one-half of the north one-half of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 17, Township 21 South, Range 3 West and contains 0.344 acre.

TO HAVE AND TO HOLD Unto the said CHARLES F. HUCKABEE AND WIFE VIRGINIA LOUISE HUCKABEE, THE SURFACE RIGHTS

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~~ I do, for ~~myself~~ ~~myself~~ ~~myself~~ and for ~~my~~ ~~my~~ ~~my~~ our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that ~~we are~~ ~~we are~~ ~~we are~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that ~~WE~~ ~~WE~~ have a good right to sell and convey the same as aforesaid; that ~~WE~~ ~~WE~~ will, and ~~my~~ ~~my~~ ~~my~~ 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~~ ~~WE~~ have hereunto set ~~my~~ ~~my~~ ~~my~~ our hands and seals

this 2 day of May 1961

WITNESSES:

F R M c Clendon (Seal.)

Mary Ann Mc Clendon (Seal.)

----- (Seal.)

----- (Seal.)

Deeds Room

FRED R. MCCLENDON

TO

CHARLES F. HUCKABEE

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 16 day
of May 1961 at 10 o'clock PM
and recorded in Book 215 Record at 322
page 322 and examined 322 and
and the Mortgage Tax of \$ 32
Deed Tax of \$ 32 has been paid.

Fee \$ 1.45

Conrad M. Fowler
Judge of Probate

State of ALABAMA
SHELBY COUNTY

I, JAMES L. RAY JR.,

a Notary Public in and for said County, in said State,

hereby certify that FRED R. MCCLENDON and wife MARY ANN MCCLENDON

whose name, ^{are} ~~is~~ signed to the foregoing conveyance, and who ^{are} ~~is~~ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance ^{they} ~~he~~ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2 day of May 1961.

James L. Ray Jr.

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 16 day of May 1961 at 10 o'clock and
recorded in Book 215 at page 322 on the 23 day of May 1961.
Mortgage Tax 32 Deed Tax 32 has been paid.

Conrad M. Fowler

Judge of Probate

BOOK 215 PAGE 501

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