

State of Alabama }  
Shelby County }

3829

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN HUNDRED AND NO/100 DOLLARS

to the undersigned grantors J.D. Falkner & wife, Lorene Falkner; W. T. Bradley & wife, Helen Bradley  
in hand paid by L. G. Fulton and wife, Nell Fulton

the receipt whereof is acknowledged we the said J.D. Falkner & Lorene Falkner; W. T. Bradley & Helen Bradley

do grant, bargain, sell and convey unto the said L. G. Fulton and Nell Fulton

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

Shelby County, Alabama, to-wit:

Commence at the monument marking the NE corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, as surveyed by Frank W. Wheeler; thence run South 89 deg. 00' West along North line of said Quarter Quarter Section a distance of 1016.4 feet to the NW corner of Henry Moon lot, which is marked by an iron pin; thence turn an angle of 90 deg. to the left and run thence 396 feet to the point of beginning of the lot herein described and conveyed, and which said point is marked by an iron pin; thence continue Southerly in the same direction 132 feet to the NE corner of the Billy E. Smith and Anne Smith lot, which said point is marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Westerly along the North boundary of said Smith lot 150 feet to the East boundary of a street, which said point is marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Northerly along the East boundary of said Street 132 feet to a point marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Easterly 150 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said L. G. Fulton and Nell Fulton,

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 26 day of May, 1961.

WITNESSES:



W. T. Bradley (Seal.)  
Helen Bradley (Seal.)  
J. D. Falkner (Seal.)  
Lorene Falkner (Seal.)

BOOK 215 PAGE 601

TO

# 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 26 day of May at 10 o'clock A.M. and recorded in Book 275 at page 601 and examined 1.00 and the Mortgage Tax of \$ 1.00 has been paid Deed Tax of \$ 1.00

Fee \$ 1.00 Judge of Probate

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO. 1.47  
TITLE INSURANCE — ABSTRACTS 1.60  
TRUSTS 1.60  
BIRMINGHAM, ALABAMA

State of ALABAMA  
SHELBY COUNTY

I, Wales W. Wallace, Jr. a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner & Lorene Falkner; W. T. Bradley & Helen Bradley 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 26 day of May, 1961.

Wales W. Wallace, Jr.  
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 26 day of May 1961 at 10 o'clock and recorded in Book 275 at page 601 on the 30 day of May 1961. Mortgage Tax 1.00 Deed Tax 1.00 has been paid.

Conrad M. Fowler  
Judge of Probate