

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred and No/100 (\$100.00) and other valuable considerations paid to the undersigned grantor, Mazer Lumber and Supply Company a corporation, in hand paid by Frank T. Blanchard and wife Frances P. Blanchard the receipt whereof is acknowledged, the said Mazer Lumber and Supply Company

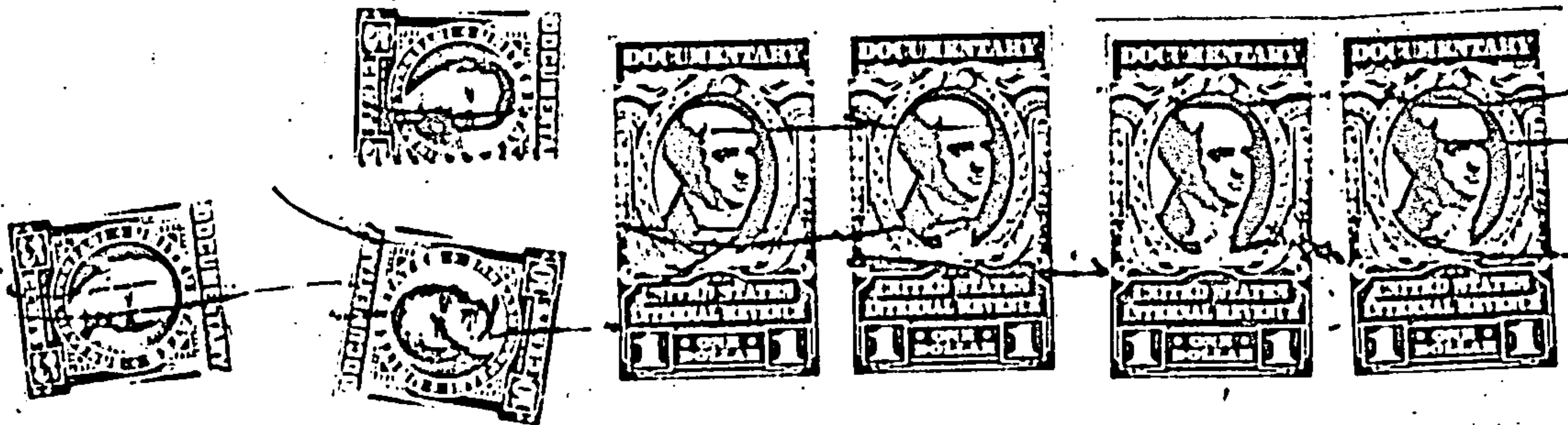
does by these presents, grant, bargain, sell, and convey unto the said Frank T. Blanchard and wife Frances P. Blanchard

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

Shelby

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 24 Township 19 South, Range 1 East, more particularly described as follows: Commencing at a point on the South boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$, which said point is 825 feet East of the SE corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run North and parallel to the North and South center line of said Section 24, to a point on the South right of way line of U. S. Highway No. 280 for point of beginning of the lot herein described; from said beginning point run thence South and parallel with the North and South center line of said Section 24, 350 feet; thence turn an angle of 90 deg. left and run 200 feet to the West boundary of a roadway; thence Northerly along the West boundary of said roadway and parallel with the North and South center line of said Section 24, 350 feet to the South boundary of right of way of said U. S. Highway No. 280; thence Westerly along the South boundary line of said right of way 200 feet more or less to point of beginning.



TO HAVE AND TO HOLD said property unto the said Frank T. Blanchard and Frances P. Blanchard 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 Mazer Lumber and Supply Company does for itself, its successors and assigns, covenant with said Frank T. Blanchard and wife Frances P. Blanchard heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 Frank T. Blanchard and wife Frances P. Blanchard

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Mazer Lumber and Supply Company

signature by J.L. Mazer

has hereunto set its

its Vice-President,

who is duly authorized, on this 20th day of June, 1961

ATTEST:

Mazer Lumber and Supply Company

J.B. Mazer

Secretary.

By

J.L. Mazer

Vice-President.

Ref: Jefferson and Mazer
213-710-2125 OK.

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Co -

TO

Frank E. Blanehard
- wife
Theresa Blanehard

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

400
100
500

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE - ABSTRACTS
TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Jefferson County

I, **Lawrence F. Adams**, a Notary Public in and for said county in said state, hereby certify that **J.L. Mazer** whose name as **Vice- President of the Mazer Lumber and Supply Company**, 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 the **20th** day of **June**, 1961

Lawrence F. Adams
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON **6-21-61**
RECORDED & **4.00** MTG. TAX
TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

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