

State of Alabama

SHELBY

County

4316
Know All Men By These Presents.

That in consideration of THREE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor s N. T. Lucas and wife Mattie Evelyn Lucas

in hand paid by Leroy Hall and wife Opal Marie Hall

the receipt whereof is acknowledged we the said N. T. Lucas and wife Mattie Evelyn Lucas

do grant, bargain, sell and convey unto the said Leroy Hall and wife Opal Marie Hall

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

Shelby

County, Alabama, to-wit:

Commence at the Northwest corner of Section 12, Township 24, North, Range 12 East and run South along the West line of said Section a distance of 2640.17 feet, to an iron buggy axle; thence turn an angle of 94 deg. 03 min. to the left and run a distance of 258.04 feet to the point of beginning; thence continue in the same direction a distance of 423.80 feet to the Southwest corner of Sessions Chapel Church lot; thence turn an angle of 94 deg. 48 min. to the left and run a distance of 205.75 feet; thence turn an angle of 77 deg. 20 min. to the right and run a distance of 26.89 feet to the West Right-of-Way line of the Montevallo-Jemison Highway; thence turn an angle of 117 deg. 31 min. to the left and run along the West Right-of-Way line of said highway a distance of 250.0 feet; thence turn an angle of 101 deg. 45 min. to the left and run a distance of 466.24 feet to the point of beginning. Situated in the S½ of Fraction "A", Section 12, Township 24 North, Range 12 East, Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Leroy Hall and wife Opal Marie Hall

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 ad valorem taxes for the year 1961.

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 22 day of June, 1961.

WITNESSES:

 (Seal.)
N. T. Lucas

 (Seal.)
Mattie Evelyn Lucas

(Seal.)

501 2 line 47.
Mattie Evelyn Lucas

FORM 207-A

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page , and examined.

Judge of Probate.

State of ALABAMA
Chilton COUNTY

I, J. E. Lucas, a Notary Public in and for said County, in said State, hereby certify that N. T. Lucas and wife Mattie Evelyn Lucas 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 22 day of June 1961.

J. E. Lucas As Notary Public

State of Chilton COUNTY

I, J. E. Lucas, a Notary Public in and for said County, in said State, do hereby certify that on the 21 day of June, 1961, came before me the within named [Name] known to me to be the wife of the within named [Name] who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 21 day of June 1961.

J. E. Lucas As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-26-61
RECORDED & \$ 3.50 MTG. TAX
& \$ 3.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

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