



State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX HUNDRED AND NO/100 DOLLARS

to the undersigned grantors D. W. Smith and wife, Lydia Smith

in hand paid by Jack B. Falkner and wife, Nettie B. Falkner

the receipt whereof is acknowledged we the said D. W. Smith and Lydia Smith

do grant, bargain, sell and convey unto the said Jack B. Falkner and Nettie B. Falkner

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

Shelby County, Alabama, to-wit:

Lot No. 4 according to the survey of Smith's Camp on Coosa River, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 51, which said lot is of the dimensions of 100 feet by 150 feet, which said lot is situated West of a smaller lot also designated as Lot No. 4 on said map.

Mineral and Mining rights reserved.

Above property shall not be used for business purposes, and this covenant shall run with the land.

It is agreed that no building costing less than \$2500.00 to build, shall be placed on the above described lot.

It is further agreed that grantees shall access to the river.

Sellers retain a Vendor's Lien for \$500.00 which is to be paid by purchasers to sellers at the rate of \$25.00 each month, commencing (Interest payable at 6% interest from date) as shown by installment note.

See Release Deed Book 258 Page 002

TO HAVE AND TO HOLD Unto the said Jack B. Falkner and Nettie B. Falkner,

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 15th day of June, 1961.

WITNESSES:

D. W. Smith (Seal)
Lydia Smith (Seal)

_____ (Seal)

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WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

TO

1114 No. 29th

Blount V. P.O.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, *Lance Brasher*

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

hereby certify that D. W. Smith and wife, Lydia Smith

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

15th day of *June*, 1961.

Lance Brasher

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8 AM*
July 6 1961
RECORDED & *7* SMTG. TAX
& *5* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Lott
JUDGE OF PROBATE

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