

State of Alabama

Shelby

County

5994  
Know All Men By These Presents,

That in consideration of Five and no/100- - - - - DOLLARS  
and other valuable consideration

to the undersigned grantor F. C. Basenberg

in hand paid by Thomas R. Tucker, Sr. and Couradine L. Tucker

the receipt whereof is acknowledged we the said F. C. Basenberg and his wife,  
Lucile H. Basenberg

do grant, bargain, sell and convey unto the said

Thomas R. Tucker, Sr. and Couradine L. Tucker

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

Shelby County, Alabama, to-wit:

All that portion or parcel of land situated in  
The West half (W $\frac{1}{2}$ ) of the (NW $\frac{1}{4}$ ) North West Quarter  
of Section 13, Township 22, Range 3 West, Shelby  
County, Alabama described in deed to said grantor  
from Warrior Water Company and recorded in the  
Office of the Judge Of Probate Of Shelby County,  
Alabama--Deed Book 127--204; also one half ( $\frac{1}{2}$ )  
acre lying in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 12, Tp. 22  
S. Range 3 W. in said County.

TO HAVE AND TO HOLD Unto the said Thomas R. Tucker, Sr. and  
Couradine L. Tucker

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 hand s and seal, s,

this 11th day of September, 1961.

WITNESSES:

*F. C. Basenberg* (Seal.)  
*Lucile H. Basenberg* (Seal.)  
\_\_\_\_\_(Seal.)  
\_\_\_\_\_(Seal.)

State of Alabama  
Jefferson COUNTY

I, Harvey M. Emerson, a Notary Public in and for said County, in said State, hereby certify that T. C. Basenberg and his wife, Lucile H. Basenberg, 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 11th day of September 1961.

*Harvey M. Emerson*  
As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 9-29-61  
RECORDED & \$ MTG. TAX  
& \$ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Conrad M. Fowler*  
JUDGE OF PROBATE

BOOK 217 PAGE 488

1.45  
50  
1.95

RETURN TO: *Exlage, Lucy*  
*Don*  
*Blen, C.C.*

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.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA