

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100 and other good and valuable consideration ^{DOLLARS}

to the undersigned grantor C. T. Allen and wife, Rachel Frances Allen

in hand paid by Tolbert Whitfield and Frances Whitfield

the receipt whereof is acknowledged we the said

C. T. Allen and wife, Rachel Frances Allen

do grant, bargain, sell and convey unto the said

Tolbert Whitfield and Frances Whitfield

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

Shelby

County, Alabama, to-wit:

Commence at the southeast corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West, and run west along the south line of said forty acres 630 feet to the southeast corner of the Charlotte Sue and James E. Lester Lowery, Jr. lot; thence north 2 deg. west along the east line of said Lowery lot 125 feet; thence north 88 deg. 47 min. east 135 feet; thence south 2 deg. east 125 feet to the south line of said forty acres; thence west along same 135 feet to the point of beginning;

MINERALS AND MINING RIGHTS EXCEPTED.

This property is subject to mortgage to First Federal Savings and Loan Association, dated May 30, 1960 and recorded in Volume 266, Page 284, Shelby County.

The grantee herein as a part of the consideration for this conveyance assumes said mortgage and assumes and agrees to pay the indebtedness thereby secured on the terms and in the manner therein specified.

TO HAVE AND TO HOLD Unto the said Tolbert Whitfield and Frances Whitfield

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 seals,

this 15th day of July, 1961.

WITNESSES:



C. T. Allen (Seal.)
C. T. Allen
Rachel Frances Allen (Seal.)
Rachel Frances Allen
(Seal.)
(Seal.)

RETURN TO:

C. T. Allen

W. C. Allen

Allen

C. T. Allen and wife

TO

Tolbert Whitfield and Frances Whitfield

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, *Dorothy Henry*

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

hereby certify that C. T. Allen and wife, Rachel Frances Allen

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

15

day of July, 1961.

Dorothy Henry

My Commission expires 6/14/65 Notary Public.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT
WAS FILED ON *8/4/61*

RECORDED *10-5-1961* MTG. TAX

& *5* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE