

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN HUNDRED THIRTY-ONE and 29/100 (\$1531.29) DOLLARS
and other valuable consideration hereinafter stated

to the undersigned grantor s W. T. Bradley & wife, Helen Bradley; J. D. Falkner & wife,
Lorene Falkner

in hand paid by James G. Alston and wife, Carol L. Alston

the receipt whereof is acknowledged we the said W.T.Bradley & Helen Bradley; J. D. Falkner
and Lorene Falkner

do grant, bargain, sell and convey unto the said James G. Alston and Carol L. Alston

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

Shelby County, Alabama, to-wit:

Commence at the monument marking the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, as surveyed by Frank W. Wheeler; thence run South 89 $\frac{1}{2}$ g. 00' West along North line of said Quarter Quarter Section, a distance of 1016.4 feet to the NW corner of Henry Moon lot, which is marked by an iron pin; thence turn an angle of 90 deg. to the left and run thence 264 feet to the point of beginning of the lot herein described and conveyed, which said point is marked by an iron pin; thence continue Southerly in the same direction 132 feet to a point marked by an iron pin, and which said point constitutes the NE corner of the L. G. Fulton and Nell Fulton lot; thence turn an angle of 90 deg. to the right and run thence Westerly along the North boundary of said Fulton lot 150 feet to the East boundary of a street, which said point is marked by an iron pin; and which point constitutes the NW corner of said Fulton lot; thence turn an angle of 90 deg. to the right and run thence Northerly along the East boundary of said Street, 132 feet to a point marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Easterly 150 feet to point of beginning.

As a part of the consideration hereof, grantee assumes the unpaid portion of the municipal assessments on said property.

TO HAVE AND TO HOLD Unto the said James G. Alston and Carol L. Alston

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,

this 30 day of September, 1961.

WITNESSES:

W. T. Bradley (Seal.)

Helen Bradley (Seal.)

J. D. Falkner (Seal.)

Lorene Falkner (Seal.)

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TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUST
BIRMINGHAM, ALABAMA

5.65

State of ALABAMA
SHELBY COUNTY

I, *Lance Brasher*

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

hereby certify that U. T. Bradley & Helen Bradley; J. D. Falkner and Lorena Falkner

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

30th

day of September, 1961

Lance Brasher

Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 PM
10-6-61
RECORDED & \$1.00 MTG. TAX
& \$1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad R. Fowler
JUDGE OF PROBATE