

State of Alabama }  
SHELBY County }

10,500-  
607 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor s Roy Downs and wife, Elizabeth Downs

Jr.  
in hand paid by John H. Tippins/and wife, Inez June Tippins

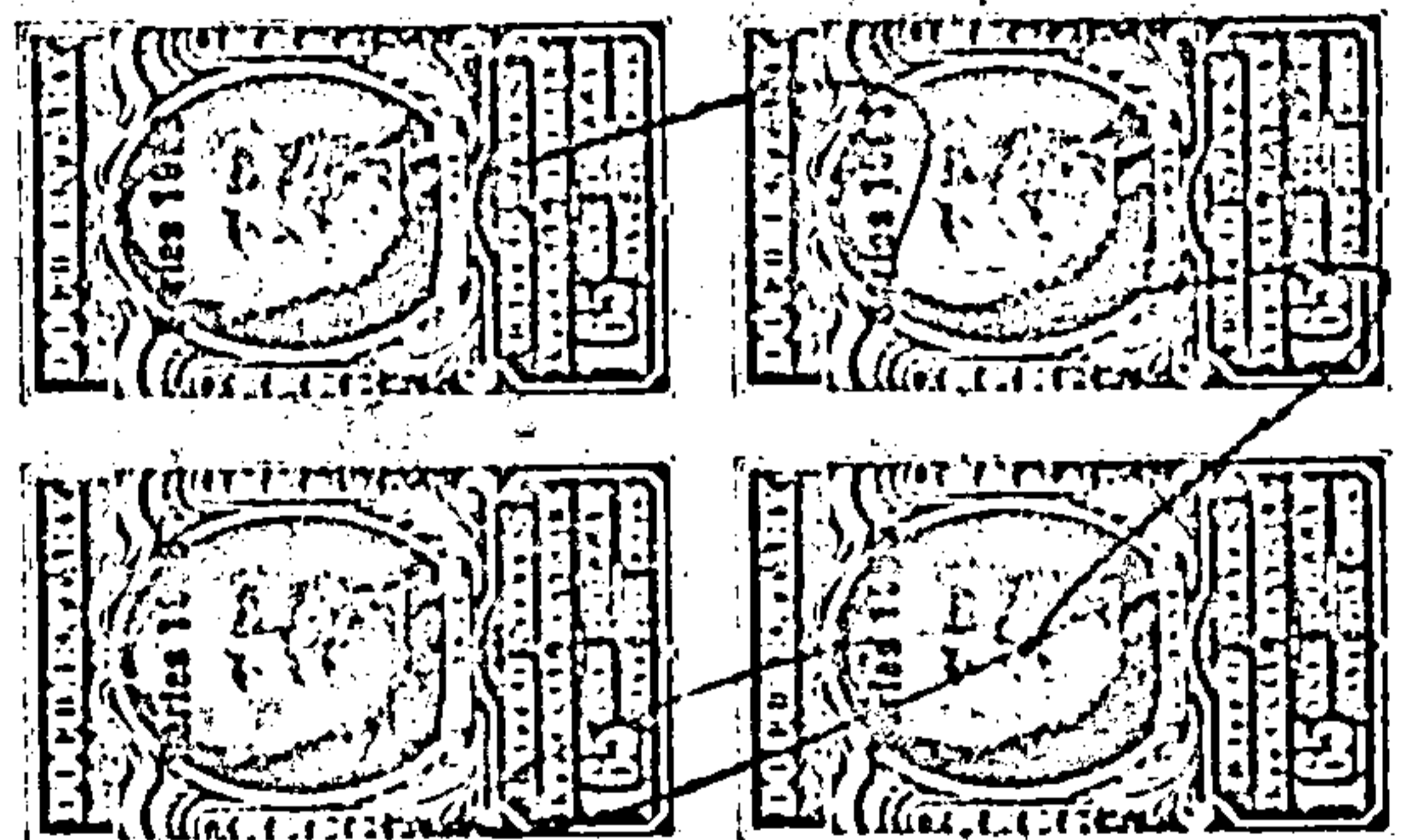
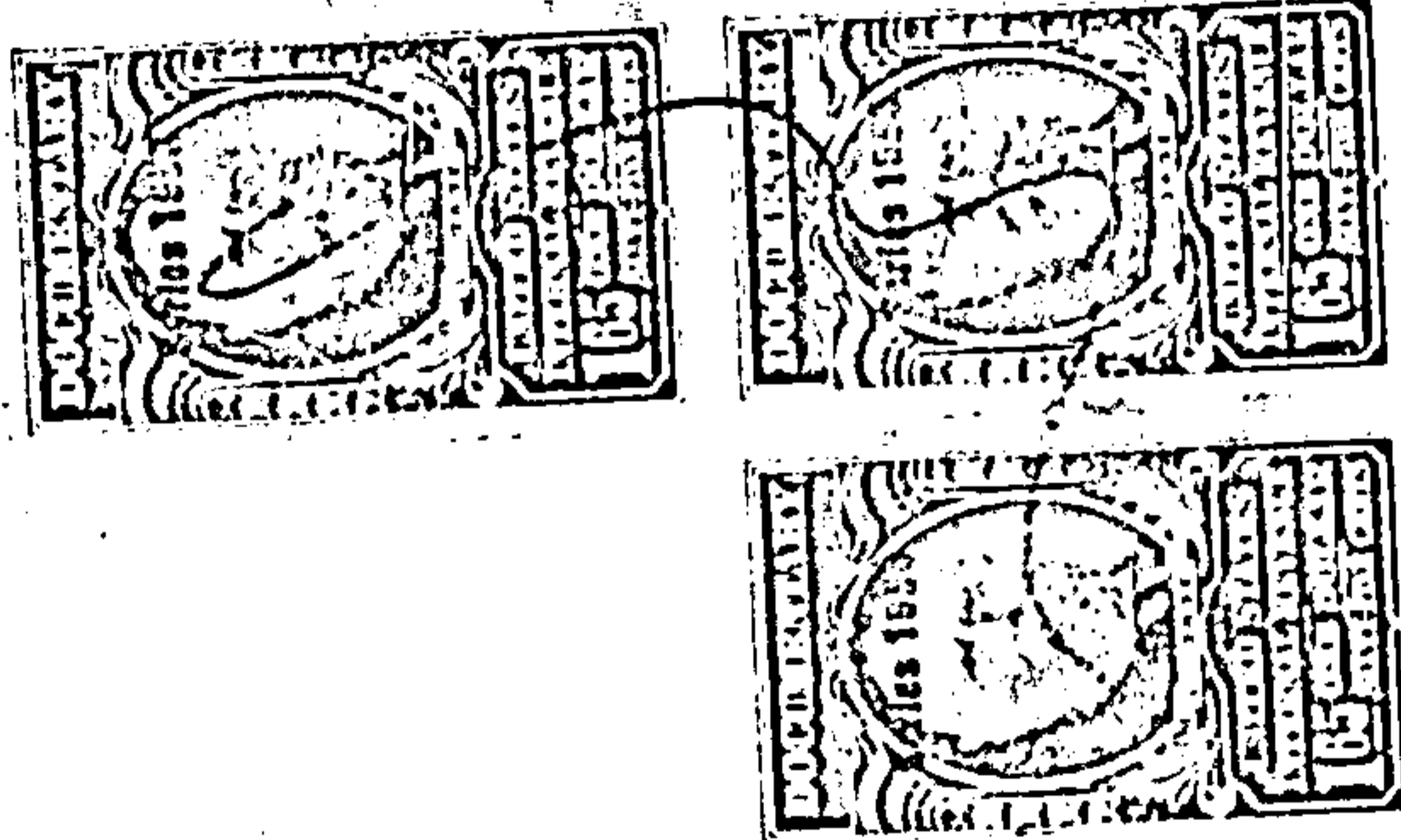
the receipt whereof is acknowledged we the said Roy Downs and Elizabeth Downs

Jr.  
do grant, bargain, sell and convey unto the said John H. Tippins/and Inez June Tippins

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

Shelby County, Alabama, to-wit:

The South ten feet of Lot No. 10 and all of Lot No. 11; and the North ten feet of Lot 12, Block 61, according to Dunstan's Map of the Town of Calera, Alabama.



Jr.  
TO HAVE AND TO HOLD Unto the said John H. Tippins/and Inez June Tippins,

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 26 day of October, 1961.

WITNESSES:

Roy Downs (Seal.)  
Elizabeth Downs (Seal.)  
(Seal.)  
(Seal.)

RETURN TO:

*Wells*

TO

**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, *Janette Littleton*

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

hereby certify that Roy Downs and wife, Elizabeth Downs

whose name sare 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

*26<sup>th</sup>*

day of

October, 1961.

NOTARY PUBLIC

Notary Public, State of Alabama at Large  
My Commission Expires February 12, 1964  
Bonded by U. S. F. & G.

*Janette Littleton*

Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

*11-2* 1961

RECORDED & \$ MTG. TAX  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE