

500

694

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Three Hundred and No/100 (\$300.00) and other valuable consideration

DOLLARS

to the undersigned grantor Lewis Dunaway and wife, Syble Dunaway

In hand paid by Marcus B. Oliver and wife, Gloria Oliver

the receipt whereof is acknowledged we the said Lewis Dunaway and wife, Syble Dunaway

do grant, bargain, sell and convey unto the said Marcus B. Oliver and wife, Gloria Oliver

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

Shelby County, Alabama, to-wit:

Beginning at the SE corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 2 West, and run North 254.5 ft. to point of beginning of land herein conveyed; thence run North 165.5 feet; thence run East 525 feet; thence South 165.5 feet; thence West 254.5 feet to point of beginning. Containing 2 acres, more or less.



TO HAVE AND TO HOLD Unto the said Marcus B. Oliver and wife, Gloria Oliver

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 served 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 our and seal this 30th day of September, 1961.

WITNESSES:

Gloria Oliver (Seal.)
Syble Dunaway (Seal.)

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State of ALABAMA

SHELBY

County

I, Mrs. K. B. Harvey

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

heroby certify that Lewis Dunaway and wife, Syble Dunaway

whose names are signed to the foregoing conveyance, and who are know 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

Mrs. K. B. Harvey Notary Public

Filed 11/6/61 *8 AM* *50 Rec'd to 21*