

State of Alabama

Shelby

County

1503
Know All Men By These Presents,

That in consideration of One dollar (\$1.00) and other valuable considerations,

to the undersigned grantor Oscar L. Cook and wife Nola M. Cook

in hand paid by James F. Brazier and wife Charlie Fay Brazier

the receipt whereof is acknowledged we the said Oscar L. Cook and wife Nola M. Cook

do grant, bargain, sell and convey unto the said James F. Brazier and wife Charlie Fay Brazier

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

Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 5, Township 18, Range 2 East, from said corner go: North 53 degrees and 17 minutes West 822 feet to old Howard Road. Thence So. 9 degrees East 202 feet along said road. Thence North 52 degrees and 45 minutes West 20 feet for a point of beginning.

Thence continue along said line 208.71 feet; thence 00 degrees to the Left 208.71 feet; thence 00 degrees to the Left 208.71; thence 00 degrees to the Left 208.71 feet to the point of beginning. This being a part of the SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 18, Range 2 East.



TO HAVE AND TO HOLD Unto the said James F. Brazier and wife Charlie Fay Brazier

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 and seal,

this 21st day of 1961

WITNESSES:

A. A. Evans

Oscar L. Cook (Seal.)

Nola M. Cook (Seal.)

(Seal.)

(Seal.)

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James Hamilton Campbell
Oct 1, 1961
Attest

Oscar L. Cook and wife

Nola M. Cook

TO

James F. Brazier and

wife Cherlie Fay Brazier

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

Realty Title Company
2025 4th Avenue North
Birmingham, Alabama

State of Alabama
Shelby COUNTY

I, Henry H. Gambrell, a Notary Public in and for said County, in said State, hereby certify that Oscar L. Cook and wife Nola M. Cook whose name same 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December 1961
Henry H. Gambrell Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12-27-61
RECORDED & S. 1 MTG TAX
& S. 1 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

11.45
1.50
1.63
4.60