

State of Alabama }
SHELBY County }

1731

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100 DOLLARS

to the undersigned grantor s Houston David Ingram and wife, Helen J. Ingram

in hand paid by Clifton L. Hitt and wife, Mae I. Hitt

the receipt whereof is acknowledged we the said Houston David Ingram and Helen J. Ingram

do grant, bargain, sell and convey unto the said Clifton L. Hitt and Mae I. Hitt,

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

Shelby County, Alabama, to-wit:

A lot of land situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 22 South, Range 3 West, more particularly described as fdlows: Beginning at the SW corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run thence Easterly along the South boundary of said Quarter Quarter Section 300 feet; thence North and parallel with the West boundary of said Quarter Quarter Section 250 feet; thence Westerly and parallel with the South boundary of said Quarter Quarter Section 300 feet to the West boundary of said Quarter Quarter Section; thence Southerly along the West boundary of said Quarter Quarter Section 250 feet to point of beginning.
There is excepted a one half interest inand to the mineral and mining rights.

TO HAVE AND TO HOLD Unto the said Clifton L. Hitt and Mae I. Hitt,

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 out hands and seal,

this _____ day of _____, 1961.

WITNESSES:

Houston David Ingram (Seal.)
(Houston David Ingram)
Helen J. Ingram (Seal.)
(Helen J. Ingram)
(Seal.)
(Seal.)

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BOOK

TO

W. L. B. H. G.

W. L. B. H. G.

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

145
4.00
4.40

9.85

State of ALABAMA
SHELBY COUNTY

I, _____ a Notary Public in and for said County, in said State, hereby certify that Houston David Ingram and Helen J. Ingram 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

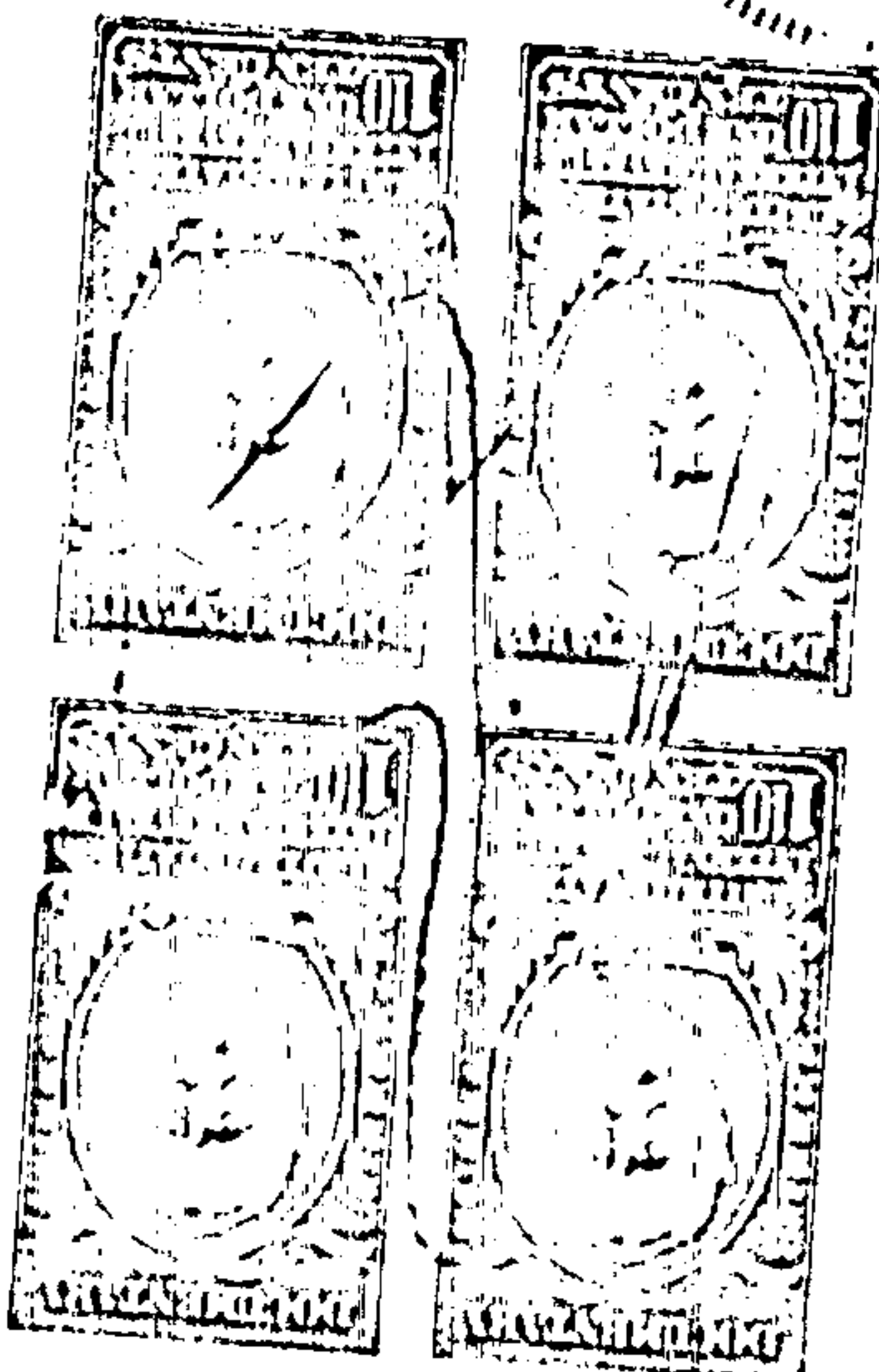
20th day of November, 1964

Billy N. Ingram
Notary Public.

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

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

Conrad M. Fowler
JUDGE OF PROBATE



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