

State of Alabama

SHELBY County

Know All Men By These Presents.

That in consideration of One Thousand Eight Hundred and No/100's (\$1,800.00)----DOLLARS

to the undersigned grantors A. H. Hoyle and wife, Datie L. Hoyle,

in hand paid by George E. Walker and wife, Evelyn H. Walker,

the receipt whereof is acknowledged we the said A. H. Hoyle and wife, Datie L. Hoyle,

do grant, bargain, sell and convey unto the said George E. Walker and wife, Evelyn H. Walker,

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

Shelby County, Alabama, to-wit:

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 18, Range 2 East, containing forty (40) acres, more or less. All mineral and mining rights are hereby reserved to J. H. Wilder, and his wife and heirs as specified in their Deed 2/1/1911, to L. C. Clifton. Also, Beginning at the huckleberry corner and run along Public Road to a branch, thence down the branch to the quarter section line, thence back the said line to the starting point, being the northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 23, Township 18, Range 2 East, containing three acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Begin at the Northeast corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 18, Range 2 East; thence South 290 feet to the starting point of the following described tract of land; thence South 171 feet to a branch; thence in a westerly direction along said branch 511 feet to the intersection of Kendrick's Mill Road; thence in a Northeasterly direction along said road 379 feet; thence in an Easterly direction 241 feet to the starting point containing 2 acres, more or less, and being a part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 18, Range 2 East, Shelby County, Alabama.

The property herein conveyed containing 41 acres, more or less.

TO HAVE AND TO HOLD Unto the said George E. Walker and wife, Evelyn H. Walker,

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 seals,

this 17th day of January, 1962.

WITNESSES:

A. H. Hoyle (Seal.)
 Datie L. Hoyle (Seal.)
 _____ (Seal.)
 _____ (Seal.)

O.O. Box 547
Nimrod

FORM 207-A

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

SHELBY COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State,
hereby certify that A. H. Hoyle and wife, Dattie L. Hoyle,
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 17th day of

January, 1962

As Notary Public

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED ON

State of

COUNTY OF SHELBY MTG. TAX

& \$2.00 TAX HAS BEEN

PD. ON THIS INSTRUMENT.

I, do hereby certify that on the day of 1962, came before me
the within named known to me
to be the wife of the within named JUDGE OF PROBATE who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the

day of

19

As Notary Public



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