

State of Alabama

Shelby

County

235  
KNOW ALL MEN BY THESE PRESENTS, 276  
276  
276

That in consideration of One Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Mary A. McGraw, a single woman

in hand paid by James Jackson Fleming and Faye Fleming

the receipt whereof is acknowledged I the said  
Mary A. McGraw

do grant, bargain, sell and convey unto the said

James Jackson Fleming and Faye Fleming

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

County, Alabama, to-wit:

Commence at the intersection of the center of Tucker Avenue with the east line of College Street in the town of Vincent, Alabama, and run thence north 100 feet to the point of beginning; continue north along the east line of College Street 100 feet to Blue Springs Road; thence east along the south right of way line of Blue Springs Road a distance of 100 feet to a monument; thence south and parallel with College Street 100 feet to a monument; thence west 100 feet to the point of beginning; being situated in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 15, Township 19, Range 2 East.

Being the same lot as that conveyed by McGraw Brothers to J. F. McGraw Estate on June 17, 1948, as shown by deed recorded in Deed Book 148 page 348 in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said James Jackson Fleming and Faye Fleming

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 1st day of February 1962.

WITNESSES:

Francis E. Spates

Mary A. McGraw (Seal.)

(Seal.)

(Seal.)

(Seal.)

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

TO

*BK99*

*Almond*

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

*2.85*  
*1.45*  
*5.80*

State of Alabama

Shelby

COUNTY

I, *Frances E. Spates*

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

hereby certify that Mary A. McGraw, a single woman

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

*18th*

day of *February* 1962.

*Frances E. Spates*

Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *2-21-62*

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

*Conrad M. Fowler*  
JUDGE OF PROBATE