

State of Alabama

Shelby

County

2760
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other good and valuable consideration ^{ation} ~~DOLLARS~~

to the undersigned grantor Richard T. McGraw and wife, Lallouise F. McGraw; Mary McGraw, a single woman; and Blanche McGraw, a widow,
in hand paid by S. M. Fleming and Grace W. Fleming

the receipt whereof is acknowledged we the said Richard T. McGraw and wife, Lallouise F. McGraw
Mary McGraw and Blanche McGraw

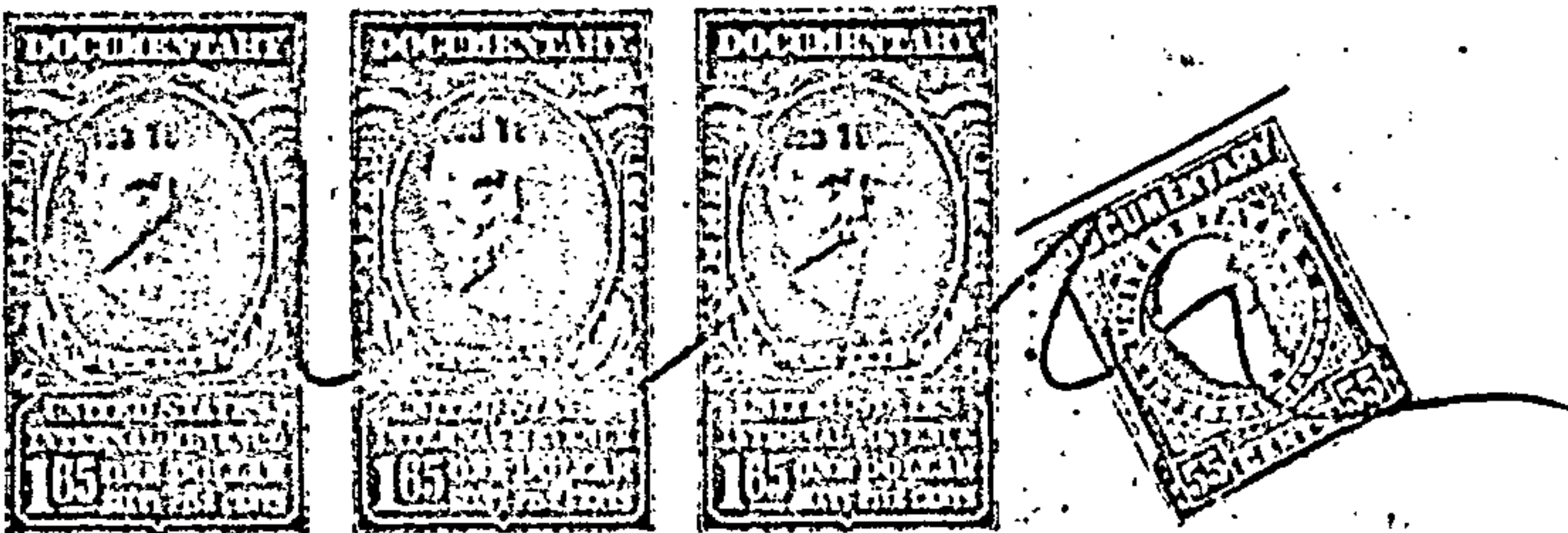
do grant, bargain, sell and convey unto the said
S. M. Fleming and Grace W. Fleming

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

Shelby

County, Alabama, to-wit:

Commence at an iron stob in the center of Tucker Avenue where the same intersects the east line of College Street in the town of Vincent, Alabama, and run thence south along the east line of College or Schoolhouse street a distance of 131 feet to the point of beginning; thence continue in the same direction along said street 131 feet; thence run east 105 feet along the north line the Seale lot; thence run north along said Seale lot and along A.L. Conwell lot and parallel to College Street a distance of 131 feet to the south line of John M. and Lois B. Bearden lot; thence run west along the south line of said Bearden lot a distance of 105 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.



TO HAVE AND TO HOLD Unto the said S. M. Fleming and Grace W. 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 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 seal, s
this 31st day of January, 1962.

WITNESSES:

Richard T. McGraw (Seal.)
Richard T. McGraw

Lallouise F. McGraw (Seal.)
Lallouise F. McGraw

Mary McGraw (Seal.)
Mary McGraw

Blanche McGraw (Seal.)
Blanche McGraw

2411111111

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY COUNTY

I, Danvers E. Spates

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

hereby certify that Richard T. McGraw and wife, Lallouise F. McGraw, and Mary McGraw, a single woman

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

31st day of January, 1962.

Danvers E. Spates
Notary Public.

STATE OF TEXAS

COUNTY OF EASTLAND

I, Jack W. Frost

a Notary Public in and for said

County, in said State, hereby certify that Blanche McGraw, a widow, 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 5th day of February, 1962.

Jack W. Frost
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/11/62

RECORDED & MTG. TAX
2.54.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE