

State of Alabama }  
SHELBY County }

692

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX HUNDRED FIFTY AND NO/100 (\$650.00) DOLLARS

to the undersigned grantors Arthur C. McBrayer and wife, Pearl M. McBrayer

in hand paid by Jimmy D. Peterson and wife, Edna E. Peterson

the receipt whereof is acknowledged we the said Arthur C. McBrayer and Pearl M. McBrayer

do grant, bargain, sell and convey unto the said Jimmy D. Peterson and Edna E. Peterson

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

Shelby County, Alabama, to-wit:

Lot No. 18 in Block 5, according to Glasscock's Subdivision of Spring Creek, according to the survey of J. R. McMillen, dated August 19, 1957, more particularly described as commencing at the SW corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 12, Township 24, Range 15 East which said point is marked by an iron pipe; thence Easterly along the south boundary of said Quarter Quarter Section 910 feet to the SW corner of said Lot No. 18 for point of beginning; thence turn an angle of 90 deg. 15' left and run thence Northerly 110 feet to the south boundary of 1st Avenue as shown by said map; thence Easterly along the south boundary of said 1st Avenue 50 feet; thence Southerly and parallel with the West boundary of said Lot No. 18, 110 feet to the south boundary of said Quarter Quarter Section; thence Westerly along the south boundary of said Quarter Quarter Section 50 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Jimmy D. Peterson and Edna E. Peterson

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 s and seal,  
this 12th day of July, 1962.

WITNESSES:

William H. Dwyer  
Notary Public  
JEFFERSON COUNTY  
STATE OF ALABAMA

Arthur C. McBrayer (Seal.)  
(Arthur C. McBrayer)  
Pearl M. McBrayer (Seal.)  
(Pearl M. McBrayer)  
(Seal.)  
(Seal.)

TO

PL 7 - Box 404

Badinier

WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 1.45

TITLE INSURANCE - Abstract 1.00

TRUST

BIRMINGHAM, ALABAMA

3 55

State of ALABAMA }  
JEFFERSON COUNTY }

I, WILLIAM H. OLVEY

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

hereby certify that Arthur C. McBrayer and wife, Pearl M. McBrayer

whose name s 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

12<sup>th</sup>

day of July, 1962.

William H. Olvey

Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11/3/62  
RECORDED & SHELBY CO. TAX  
& SHELBY CO. TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Jambor  
JUDGE OF PROBATE