

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Five Dollars and other good and valuable considerations. DOLLARS

to the undersigned grantor Franklin Lucas and Joyce H. Lucas

in hand paid by Charles Seales and wife Martha E. Seales

the receipt whereof is acknowledged we the said Franklin Lucas and Joyce H. Lucas

do se grant, bargain, sell and convey unto the said Charles Seales and wife Martha E. Seales.

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

Shelby..... County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25, Township 20, Range 3 West describes as; Commence at a point on the east side of U.S. Highway 31 as the same was located on September 1, 1945, where the north line of said forty acres intersects the east line of said Highway as the same formerly existed; thence run south, 13 deg. 40 min. west along said right of way line as the same was formerly situated for a distance of 315 feet, to the point of beginning; thence continue south, 13 deg. 40 min. west along said former highway line 100 feet; thence east and parallel with the north line of that certain lot conveyed to Joseph Lee Honeycutt on September 1st, 1945, as shown by deed recorded in Deed Book 123 page 283 in the Probate Office of Shelby County, Alabama, for a distance of 273 feet; thence in a northerly direction and parallel with said Highway as the same was formerly located a distance of 100 feet,

There is excepted herefrom approximately 73 feet off the westerly line of the lot herein conveyed, which exception has heretofore been conveyed to the State of Alabama for highway purposes.

TO HAVE AND TO HOLD Unto the said Charles Seales and Martha E. Seals his wife 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 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,

this 15 day of October 1962

WITNESSES:

Franklin Lucas (Seal.)
Joyce H. Lucas (Seal.)
(Seal.)
(Seal.)

BOOK 223 PAGE 181

[Handwritten signature]

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.

[Handwritten numbers: 1.45, 7.91]

State of

Shelby

COUNTY

I, L.G. Munnally, Sr, a Notary Public in and for said County, in said State, hereby certify that Franklin Lucas and Joyce H. Lucas whose name 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of October 1962

My Commission expires 1/14/63

[Handwritten signature: L.G. Munnally Sr] As Notary Public

State of

Shelby

COUNTY

I, L.G. Munnally Sr, a Notary Public in and for said County, in said State, do hereby certify that on the 15 day of October, 1962, came before me the within named Joyce H. Lucas known to me to be the wife of the within named Franklin Lucas 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 15 day of October 1962

My Commission expires 1/14/63

[Handwritten signature: L.G. Munnally Sr] As Notary Public

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON
RECORDED & INDEXED
ON THE INSTRUMENT
[Handwritten signature: C. M. Jones]
JUDGE OF PROBATE