

State of Alabama

SHELBY

County

3440
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100

DOLLARS

to the undersigned grantor s Armon R. Hull and wife, Idell B. Hull

in hand paid by Marshall Franklin and wife, Martha Franklin

the receipt whereof is acknowledged we the said Armon R. Hull and wife, Idelle B. Hull

do grant, bargain, sell and convey unto the said Marshall Franklin and Martha Franklin

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

Shelby County, Alabama, to-wit:

The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 20,
Range 11 West.
MINERALS AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said Marshall Franklin and Martha Franklin

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 6th day of April, 1963.

WITNESSES:

.....
.....
.....

..... (Seal.)
..... (Seal.)
..... (Seal.)
..... (Seal.)

224 2255

RETURN TO:

John C. Bailey

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

500

550-

141

11/2/63
9.9500
111

State of

ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Armon R. Hull and wife, Ideell B. Hull 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

6th

day of

April, 1963.

John C. Bailey
Notary Public.

BOOK 224 PAGE 956

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/11/63
RECORDED & PAID INTO TAX
& \$5.00 TAX HAS BEEN
RD. ON THIS INSTRUMENT.

Corcoran, M. Faulstich
JUDGE OF PROBATE