

State of Alabama

Shelby

County

3157
Know All Men By These Presents.

That in consideration of One dollar and other valuable considerations DOLLARS

to the undersigned grantor s J. E. York and wife Pearl York

in hand paid by N. J. Peters and Maxine Peters

the receipt whereof is acknowledged that the said J. E. York and wife Pearl York

do grant, bargain, sell and convey unto the said N. J. Peters and Maxine Peters

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

Shelby

County, Alabama, to-wit:

All of the North half of the Northwest Quarter of Section 28, Township 21, Range 3 West, Lying East of the Elyaton and Montevallo Publis Road, Ezec Except 20 acres lying on the North side of said land and adjoining W. M. Milstead's land and except 4 acres sold to Joe Kellum also less 1½ acres sold to James Lindsey off the west side of said tract, Said tract of land hereby conveyed containing 22½ acres more or less.

TO HAVE AND TO HOLD Unto the said N. J. Peters and Maxine Peters,

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 have have a good right to sell and convey the same as aforesaid; that we will, and 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 3rd day of May 1963

WITNESSES:



J. E. York (Seal.)
Pearl York (Seal.)
(Seal.)
(Seal.)

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State of Alabama

Shelby COUNTY

I, L. E. Shaw, Justice Of The Peace, a ~~notary public~~ in and for said County, in said State, hereby certify that J. E. York and wife Pearl York, 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 3rd day of May 1963

Justice Of The Peace

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/6/63
RECORDED & S. L. TAX
& \$3.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Commodore M. D. Dyer
JUDGE OF PROBATE

BOOK 225 PAGE 204

RETURN TO _____

J. E. York

TO
H. J. Peters, Jr.
2853 Victoria Street NW
Birmingham 16,

WARRANTY DEED

JOINT GRANTEE 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.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA