

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor Cecil Gardner, a single man

in hand paid by Donald Gardner and wife, Roba P. Gardner

the receipt whereof is acknowledged I the said Cecil Gardner, A Single man

do grant, bargain, sell and convey unto the said Donald Gardner and wife, Roba P. Gardner

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

Shelby

County, Alabama, to-wit:

Begin at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, run West Along said Quarter Section line 275 feet to the East Right of way line of the Columbianna Sterrett Road. Run thence South along said Columbianna Sterrett Road a distance of 415 feet. run thence East and parallel to quarter Section line a distance of 356 feet to East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 22, Township 19 Range 1 East. run thence North along said quarter section line a distance of 410 feet to the point of beginning. Containing (3) three acres more or less, and being situated in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 22, Township 19, Range 1 East in Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Donald Gardner and wife, Roba P. Gardner

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 I do, for Myself and for My heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and My 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, I have hereunto set My hand and seal,
this 21st day of June 1963

WITNESSES:

Henderson Threke

+ Cecil Gardner (Seal.)

(Seal.)

(Seal.)

(Seal.)

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RETURN TO:

Cecil Gardner, a Single Man

TO

Donald Gardner and wife,

Roba P. Gardner

141 Maplewood

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

1.45
1.50
1.95

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Shelby

COUNTY

I, Roy L. Grantham a Notary Public in and for said County, in said State, hereby certify that Cecil Gardner, a single man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June 1963

Roy L. Grantham
Notary Public.

My commission expires 9/20/65

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/28/63
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Tucker
JUDGE OF PROBATE