

5374

247-213 p 647

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Nine Thousand Nine Hundred and No/100-- DOLLARS

to the undersigned grantor Wilton C. Garrett and wife, Clara Belle Garrett

in hand paid by James F. Duke and wife, Jamie Sue Duke

the receipt whereof is acknowledged We the said Wilton C. Garrett and wife, Clara Belle Garrett

do We grant, bargain, sell and convey unto the said James F. Duke and wife, Jamie Sue Duke

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

SHELBY

County, Alabama, to-wit:

Commence at the SE Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 2, Township 21 South, Range 3 West. Thence run North along the $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 420.0 feet to the point of beginning. Thence continue North along said $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 190.0 feet to a point on the South line of a Gravel Road. Thence turn an angle of 88 degrees 24 minutes to the left and run West along the South line of said Gravel Road a distance of 100.0 feet. Thence turn an angle of 91 degrees 36 minutes to the left and run a distance of 190.0 feet. Thence turn an angle of 88 degrees 24 minutes to the left and run a distance of 100.0 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said James F. Duke and wife, Jamie Sue Duke

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 hands and seal, this 27th day of July, 1963.

WITNESSES:

Wilton C. Garrett (Seal.)
Clara Belle Garrett (Seal.)

BOOK 226 PAGE 256

11.50
1.41
12.95

Return to: _____

TO

WARRANTY DEED
JOINT GRANTEES 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

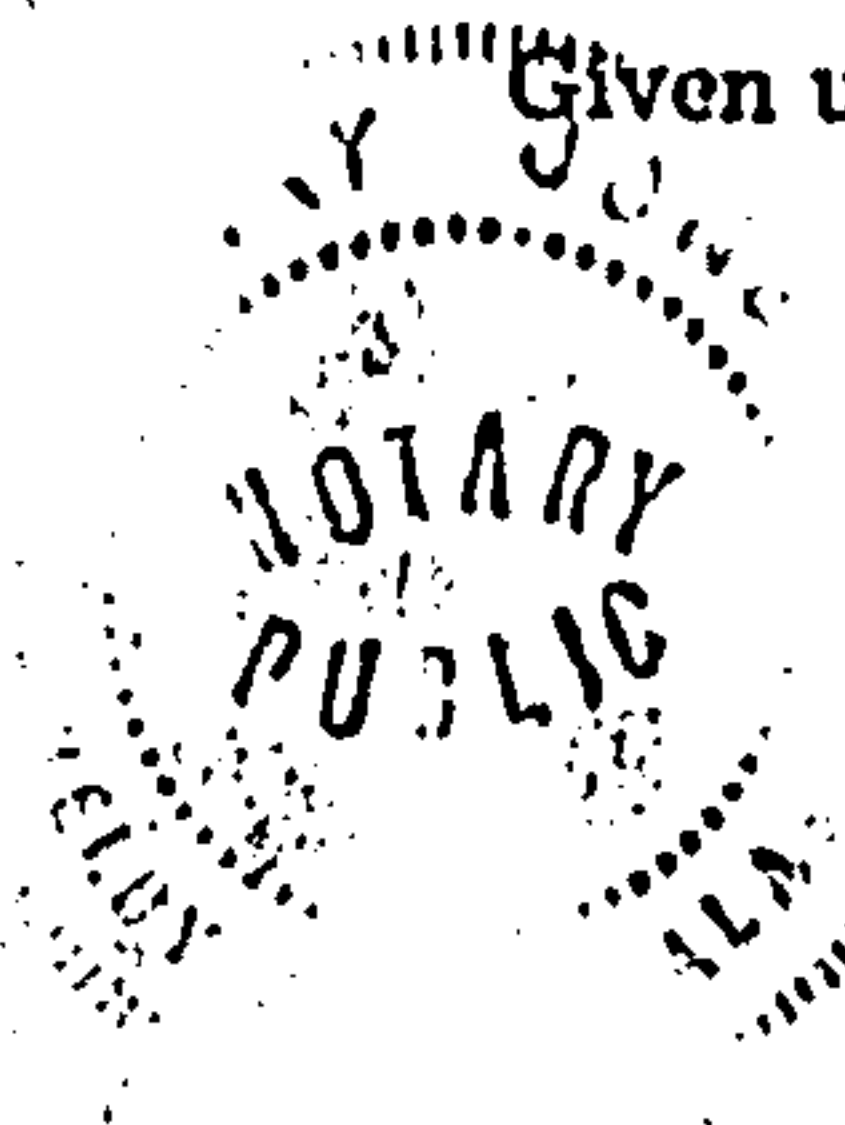
STATE OF ALABAMA
SHELBY COUNTY }

I, W. Gray Jones, a Notary Public in and for said County, in said State,
hereby certify that Wilton C. Garrett and Wife Clara Belle Garrett
whose name s _____ 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 27th day of July 19 63

W. Gray Jones As Notary Public
Shelby County, Alabama

My Commission expires 10/27/63



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/17/63
2/22/63
RECORDED & \$____ MTG. TAX
& \$____ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Charles M. Fowler
JUDGE OF PROBATE