

State of Alabama

JEFFERSON

County

Know All Men By These Presents,

That in consideration of Two Thousand Six Hundred Twenty-Five and 71/100 DOLLARS (\$2,625.71) and assumption of mortgage hereinafter referred to,

to the undersigned grantor s J. W. Frazier and Betty Sue Frazier

in hand paid by Anna Mae Yearty and Cecil Clifford Yearty

the receipt whereof is acknowledged we the said J. W. Frazier and wife, Betty Sue Frazier

do grant, bargain, sell and convey unto the said Anna Mae Yearty and Cecil Clifford Yearty

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

Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West; thence run North along the West line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 204.1 feet to the center line of county road; thence turn an angle of 44 degrees 31 minutes to the right and run Northeasterly along the center line of said county road a distance of 170 feet; thence turn an angle of 126 degrees 38 minutes to the right and run Southeasterly a distance of 327.8 feet to the South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West; thence turn an angle of 98 degrees 03 minutes to the right and run Westerly along the said South line a distance of 170 feet to the point of beginning.

This property is subject to mortgage to Guaranty Savings and Loan Association of record in Volume 272, page 223, in the Office of the Judge of Probate of Shelby County, Alabama. The grantees herein, as a part of the consideration for this conveyance, assume said mortgage and assume and agree to pay the indebtedness thereby secured on the terms and in the manner therein specified.

TO HAVE AND TO HOLD Unto the said Anna Mae Yearty and Cecil Clifford Yearty

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 grantor 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; except mortgage hereinabove referred to,

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 seals

this 13th day of September, 1963.

WITNESSES:

J. W. Frazier (Seal.)
Betty Sue Frazier (Seal.)
(Seal.)
(Seal.)

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J. W. FRAZIER AND WIFE,
BETTY SUE FRAZIER

TO

ANNA MAE YEARTY AND CECIL

CLIFFORD YEARTY

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.

300
330
7.77

State of ALABAMA
JEFFERSON COUNTY

I, J. W. Patton, Jr., a Notary Public in and for said County, in said State, hereby certify that J. W. Frazier and wife, Betty Sue Frazier, whose name is resigned 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 13th day of September 19 63

J. W. Patton, Jr. As Notary Public

State of
COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 , came before me the within named known to me to be the wife of the within named 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 day of 19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/16/63
RECORDED & MTG. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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