

State of Alabama

Shelby County

Know All Men By These Presents,

That in consideration of Twelve Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantors J. B. Spradley and wife, Rena Merle Spradley

in hand paid by Timothy Hallmark and wife, Edna L. Hallmark

the receipt whereof is acknowledged w e the said J. B. Spradley and wife, Rena Merle Spradley

do grant, bargain, sell and convey unto the said

Timothy Hallmark and wife, Edna L. Hallmark

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

Shelby County, Alabama, to-wit:

From the SE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, run Westerly along the South boundary line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, for 291.03 feet to a point on the West right of way line of Alabama State Highway No. 25 for the point of beginning of land herein described; thence continue Westerly along the south boundary line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19 for 297.60 feet; thence turn an angle of 65 deg. 48' to the right and run Northwesterly for 236.83 feet; thence turn an angle of 93 deg. 17' to right and run Northeasterly 270.61 feet, more or less, to a point on the West right of way line of Alabama State Highway No. 25; thence turn an angle of 86 deg. 33' to right and run Southeasterly along the West right of way line of said Alabama State Highway No. 25 for 343.30 feet, more or less, to the point of beginning, being a part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 19, Township 18, South, Range 2 East, situated in Shelby County, Alabama.

\$ 14,500.00 of the purchase price recited above was paid from a loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Timothy Hallmark and wife, Edna L. Hallmark

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; except current taxes;

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 30th day of January, 1964.

WITNESSES:

J. B. Spradley (Seal.)
J. B. Spradley

Rena Merle Spradley (Seal.)
Rena Merle Spradley

(Seal.)

(Seal.)

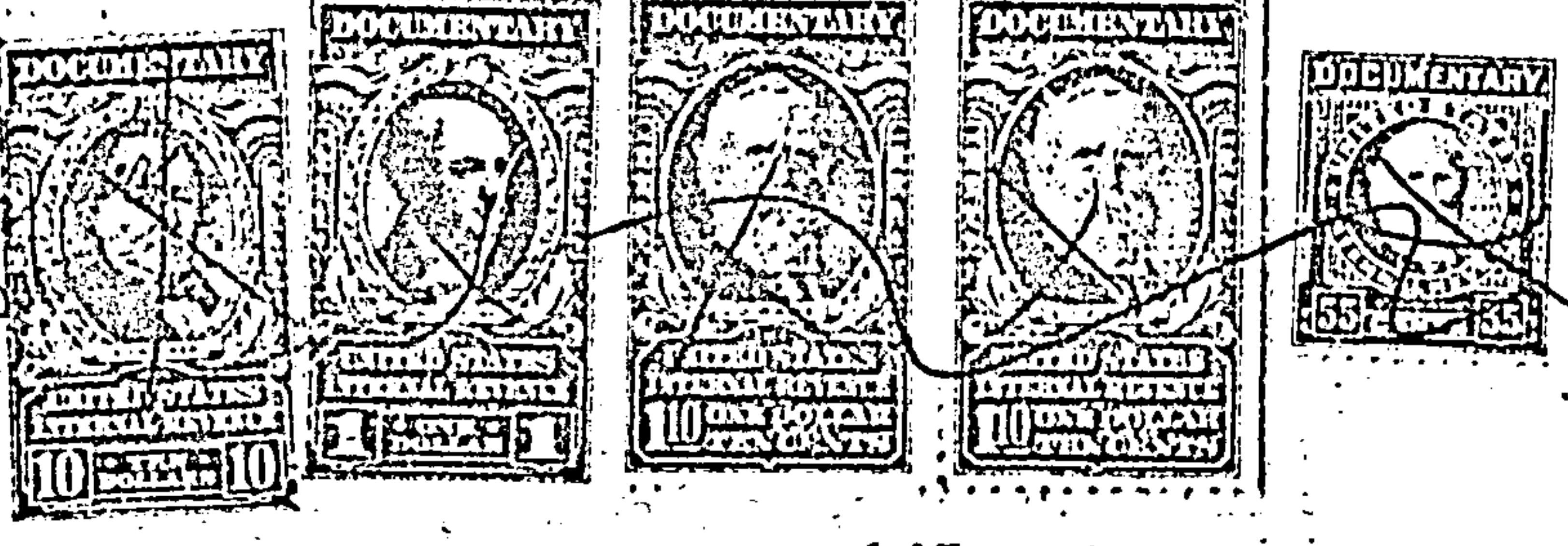
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. B. Spradley and wife, Rena Merle Spradley whose names assigned to the foregoing conveyance, and who are known to me, acknowledged before me on this day 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 30th day of January 19 64.

Jean J. Louie Notary Public

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/27/64
RECORDED & \$1.50 REG. TAX
& \$1.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. J. ...
JUDGE OF PROBATE



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RETURN TO: _____

TO
W. A. ...

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 recorded in Volume _____ of Deeds at page _____, and examined.

1.45
1.50
2.95

Judge of Probate.