

State of Alabama

Shelby

County

Thousand

2941

Know All Men By These Presents,

That in consideration of Four ~~Thousand~~ Three Hundred-Eighty Four & 97/100 DOLLARS and the assumption of that certain mortgage held by Engle Realty Co.

to the undersigned grantors Truitt A. Farris and wife, Myra H. Farris

in hand paid by Warren C. Duke and wife, Patsy B. Duke,

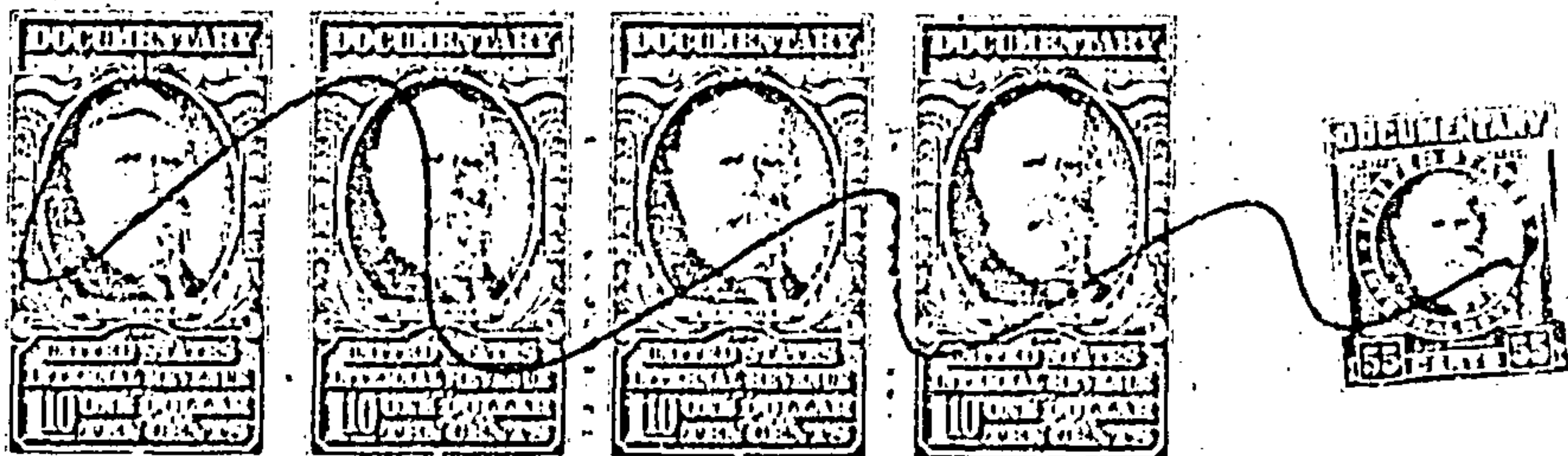
the receipt whereof is acknowledged to the said Truitt A. Farris and wife, Myra H. Farris,

do grant, bargain, sell and convey unto the said Warren C. Duke and wife, Patsy B. Duke,

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

Shelby County, Alabama, to-wit:

Lot No. 4 and the West one-half of Lot No. 3<sup>in Block 3</sup> of the Addition to Cedar Grove Estates Subdivision as recorded in Map Book No. 3, Page 141 in the Office of the Judge of Probate, of Shelby County, Alabama



TO HAVE AND TO HOLD Unto the said Warren C. Duke and wife, Patsy C. 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 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 as noted above,

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 hand and seal,

this 23 day of January, 1964

WITNESSES:

Truitt A. Farris..... (Seal.)

Myra H. Farris..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 229 PAGE 621

*Joseph Williams*

TO

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.

*4.9.64*  
*10.9.64*

State of Alabama  
Shelby COUNTY

I, A. H. Allbright, a Notary Public in and for said County, in said State, hereby certify that Truitt A. Farris and wife, Myra H. Farris whose name 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 23rd day of January 19 64  
*A. H. Allbright* 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 IN  
2/5/64 1964  
RECORDED & \$ MTG. TAX  
& \$ TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Conrad M. Faulkner*  
JUDGE OF PROBATE