

State of Alabama

SHELBY

County

2312

M

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
ONE THOUSAND, FIFTY AND NO/100 (\$1,050.00) DOLLARS

to the undersigned grantor, SHELBY SHORES, INC.

a corporation, in hand paid by Robert F. McLeroy and wife, Lohner F. McLeroy
the receipt whereof is acknowledged, the said Shelby Shores, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

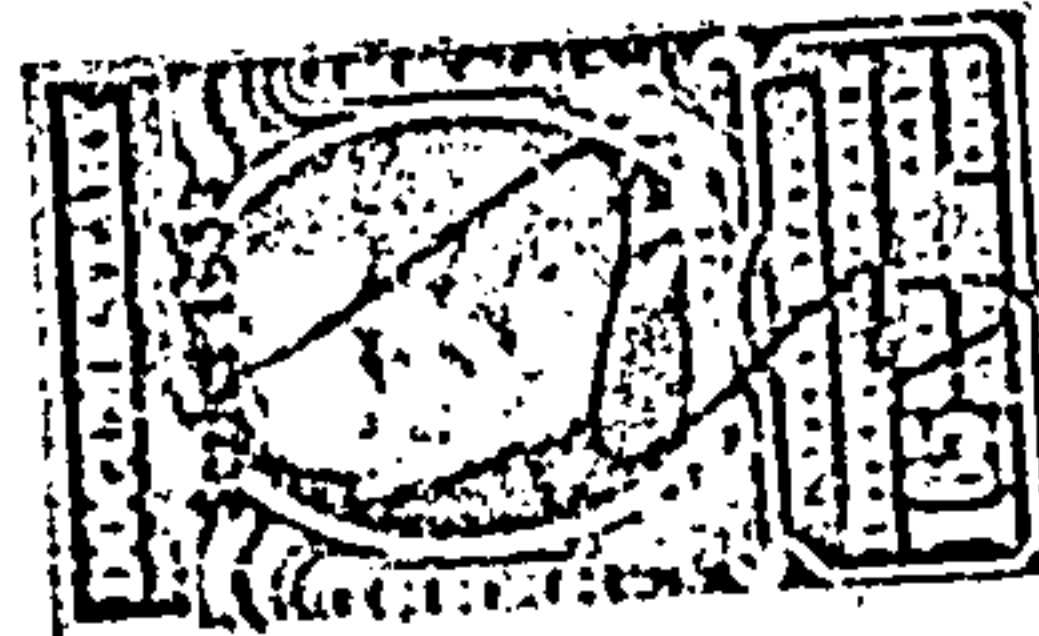
Robert F. McLeroy and Lohner F. McLeroy

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

Shelby County, Alabama, to-wit:

Begin at the Southernmost corner of Lot 11 in Shelby Shores, map of which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 75; and run thence Northwesterly along the SW boundary of that certain land purchased by grantees herein from Shelby Shores, Inc. by deed dated May 28, 1963 recorded in the Probate Office of Shelby County, Alabama in Deed Book 225, page 551, to the SE boundary of River Drive; which said point is 30 feet southwesterly from the NW corner of said Lot No. 11; thence run Southwesterly along the SE boundary of River Drive 100 feet to a point; thence Southeasterly 215 feet to a point measuring 120 feet Southwesterly from the point of beginning; thence Northeasterly 120 feet to the point of beginning.

Subject to utility permits of record.



TO HAVE AND TO HOLD said property unto the said Robert F. McLeroy and Lohner F. McLeroy 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 said Shelby Shores, Inc.

does for itself, its successors

and assigns, covenant with said Robert F. McLeroy and Lohner F. McLeroy, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Robert F. McLeroy and Lohner F. McLeroy, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

SHELBY SHORES, INC.

has hereunto set its

signature by George Horn

its Vice President,

who is duly authorized, on this 27th day of February, 1964.

ATTEST:

SHELBY SHORES, INC.,

By

George Horn

Vice-President.

Secretary.

BOOK 225 PAGE 842

ALAB

NO

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of Alabama }
SHELBY County }

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that George Horn, whose name as Vice President of the Shelby Shores, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of February, 1964.

Lana Draker
Notary Public.

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