

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One dollar (\$1.00)
and other good and valuable considerations
to the undersigned grantor Lillie A. Donard

DOLLARS

in hand paid by Sherman J. Clayton Jr. and wife V. Virneda Clayton

the receipt whereof is acknowledged I the said Lillie A. Donard

do grant, bargain, sell and convey unto the said Sherman J Clayton Jr. and wife
V. Virneda Clayton

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

Shelby County, Alabama, to-wit:

Commence at the NE corner of the N $\frac{1}{2}$ of Lot 11, in Block 1, according to the survey of Pelham Estates as recorded in Map Book 3, Page 57 in the office of the Judge of Probate of Shelby County, Alabama, for a point of beginning: Thence run Southerly along the East boundary line of lot 11, in Block 1 of the Pelham Estates survey, for a distance of 45 ft.: thence turn to the right and run parallel with the North boundary line of Lot 11, in Block 1, a distance of 75 ft.: thence turn to the right and run parallel with the East boundary line of lot 11, Block 1, a distance of 45 ft. to the North boundary line of Lot 11, Block 1,: thence turn to the right and run along the North boundary line of Lot 11, Block 1, a distance of 75 ft. to the point of beginning. The herein described property is subject to the easements of record.

TO HAVE AND TO HOLD Unto the said Sherman J. Clayton Jr. and wife V. Virneda Clayton

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 I do, for myself and for heirs heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and heirs, executors and administrators warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 16 day of March 1964

WITNESSES:

Lillie A. Donard

Lillie A. Donard (Seal.)
H. J. Donard (Seal.)

_____ (Seal.)

BOOK 230 PAGE 600

1.55
1.55
1.55

Return to: W. L. G. Co.
4909 1st Ave
St. Louis

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

 Judge of Probate

STATE OF Shelby COUNTY }

I, Harold A. Rubin, a Notary Public in and for said County, in said State, hereby certify that Lillie A. Denard and H. J. Denard whose name _____ 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March 1964

Harold A. Rubin As Notary Public
Justice of Peace

BOOK 2311 PAGE 689

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON 3/21
 RECORDED 8/19/64
 & \$50
 PD. C.
 JUDGE OF PROBATE