

250
State of Alabama
Shelby County }

Know All Men By These Presents,

That in consideration of One Hundred Dollars (\$100.00) and other valuable ~~considerations~~ ^{DOLLARS} considerations, including the assumption by grantees of that certain mortgage on said property held by City Federal Savings and Loan Association to the undersigned grantors Beatrice Greene and husband Melvin R. Greene

in hand paid by Albert M. McCaulley and Lola M. McCaulley

the receipt whereof is acknowledged we the said

Beatrice Greene and husband Melvin R. Greene

do grant, bargain, sell and convey unto the said

Albert M. McCaulley and Lola M. McCaulley

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

Shelby

County, Alabama, to-wit:

For a point of beginning, commence at the Northwest corner of the South half of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25 in Township 20 of Range 3 West and run thence East along the North line of said South $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 150 feet; thence run South along the center line of a new 24 foot wide street or road and parallel with the west line of the said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 136 feet; thence turn an angle of 90 deg., to the right and run parallel with the said north line of the said South half of the said Southwest $\frac{1}{4}$ of the SE $\frac{1}{4}$ 150 feet to the West line of the said $\frac{1}{4}$ section; thence run north along the said West line of the said $\frac{1}{4}$ Section 136 feet to the point of beginning, being a part of the said South $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25 in Township 20, Range 3 West, situated in Shelby County, Alabama, reserving and excepting, however, to the Grantors and to their heirs and assigns forever, the use and enjoyment at all times of a road or street along a strip of the above described property, 12 feet wide adjoining and lying West of the East line of the above described property, together with free ingress, egress, and regress for the said Grantors, their heirs and assigns, at all time and forever hereafter into, along and out of said road, in common with the said Grantees, their heirs and assigns.

TO HAVE AND TO HOLD Unto the said

Albert M. McCaulley and Lola M. McCaulley

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
with the said grantees, their heirs and assigns, that
premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant
we are lawfully seized in fee simple of said

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 seal,

on this 21st day of April, 1964

WITNESSES:

Albert M. McCaulley
Lola M. McCaulley

BOOK 7
PAGE 2

Beatrice Greene (Seal.)
Beatrice Greene
Melvin R. Greene (Seal.)
Melvin R. Greene
..... (Seal.)
..... (Seal.)

Beatrice Greene and husband

Melvin R. Greene

TO

Albert M. McCaulley and

Icla M. McCaulley

AL M. McCaulley

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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 TEXAS

DALLAS

COUNTY

I, *Syndel Q. Rankin*, a Notary Public in and for said County, in said State, hereby certify that Beatrice Greene and Melvin R. Greene, husband and wife, whose names 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 21st day of April 1964.

Syndel Q. Rankin As Notary Public

State of

COUNTY

I, *Syndel Q. Rankin*, a Notary Public in and for said County, in said State, do hereby certify that on the 21st day of April 1964, came before me the within named Beatrice Greene and Melvin R. Greene, known to me to be the wife of the within named Melvin R. Greene, 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 21st day of April 1964.

Syndel Q. Rankin As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED IN JUN 1964
RECORDED & \$ 11.00
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. McCaulley
JUDGE OF PROBATE