

State of Alabama

SHELBY

County

1023

Know All Men By These Presents.

That in consideration of One (\$1.00) DOLLARS

to the undersigned grantor Carleen Embry, a single woman, a single woman in hand paid by Howard Elliott and wife, Francis Elliott

the receipt whereof is acknowledged I the said Carleen Embry.

do grant, bargain, sell and convey unto the said Howard Elliott and wife, Francis Elliott

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 NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East; thence run South along the East line of said 1/4 1/4 Section, a distance of 21.40 feet, to the South Right of Way line of Shelby County Highway No. 83; thence turn an angle of 89-degrees, 23 minutes, to the right and run West along the South Right of Way line of said Highway, a distance of 734.08 feet; thence turn an angle of 129 degrees 37 minutes, to the left and run a distance of 17.38 feet, to the point of beginning; thence continue in the same direction a distance of 242.25 feet; thence turn an angle of 129 degrees 37 minutes to the right and run a distance of 154.47 feet, to the SE corner of Howard Elliott Lot; thence turn an angle of 90 degrees, 00 minutes to the right and run along the East line of said Lot a distance of 186.61 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama. Excepted herefrom is all Real Estate lying East of the West bank of Raley's Branch.

TO HAVE AND TO HOLD Unto the said Howard Elliott and wife, Francis Elliott

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 my 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 my 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, I have hereunto set my hand and seal,

this 25th day of September, 1964

WITNESSES:

James S. Sharbrett

Carleen Embry (Seal.)

(Seal.)

(Seal.)

(Seal.)

BOOK 233 PAGE 555

Carleen Embry, a single woman.

TO

Howard Elliott and wife,

Francis Elliott

WARRANTY DEED

JOINT GRANTEEES 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.

145  
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195

State of ALABAMA  
SHELBY COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Carleen Embry, a single woman whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 1964  
Notary Public Expires March 30, 1965  
Bonded By Employees Liability Assurance Corporation

James H. Sharbutt 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 ON ... 1964  
RECORDED & \$... MTG. TAX  
& \$... DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT  
JUDGE OF PROBATE

BOOK 233 PAGE 556