

292-640

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED. JOINT GRANTEES WITH SURVIVORSHIP
UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Seven Thousand Five Hundred and no/100 -----DOLLARS

to the undersigned grantors James M. Brown and wife, Oris W. Brown
in hand paid by Maynard H. Harper and wife, Sue Cook Harper

the receipt whereof is acknowledged we the said
James M. Brown and wife, Oris W. Brown
do grant, bargain, sell and convey unto the said
Maynard H. Harper and wife, Sue Cook Harper
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Begin at the N.E. corner of the N.E. 1/4 of the N.W. 1/4 of Section 14, Township 18 South, Range 1 East, and in a Westerly direction along the North line of said quarter-quarter, run a distance of 497.94 feet, to the right of way line of the new cut Highway; thence, turn an angle of 42°43' to the left along said right of way for a distance of 177.53 feet; thence, turn an angle of 79°21-1/2' to the left for a distance of 507.06 feet; thence, turn an angle of 8° 04-1/2' to the right for a distance of 367.29 feet, to the Northerly right of way line of Highway No. 25; thence, turn an angle of 74°46' to the left for a distance of 211.84 feet, to the East boundary line of the above said quarter-quarter (conditional line); thence, turn an angle of 81°14' to the left along said conditional line for a distance of 853.87 feet, to the point of beginning. - Excepting any part that may be in the right of way of the above said Highways. This parcel contains 8 acres, more or less.

Subject to all existing easements and restrictions of record.

TO HAVE AND TO HOLD Unto the said Maynard H. Harper and wife, Sue Cook Harper

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 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;

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,

this 11th day of February, 1965

WITNESSES:

Larry G. Stotson

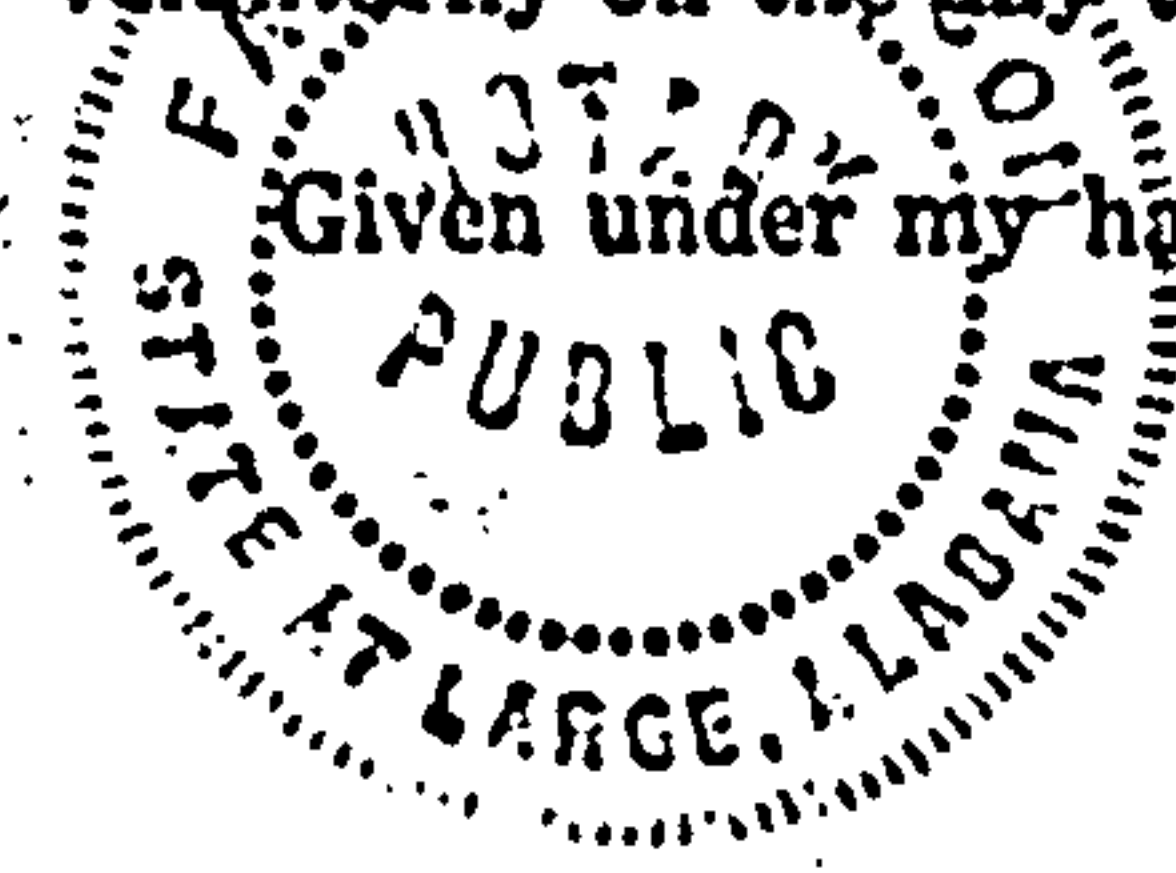
James M. Brown (Seal.)
James M. Brown
Oris W. Brown (Seal.)
Oris W. Brown

_____ (Seal.)
_____ (Seal.)

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State of Alabama
Jefferson COUNTY

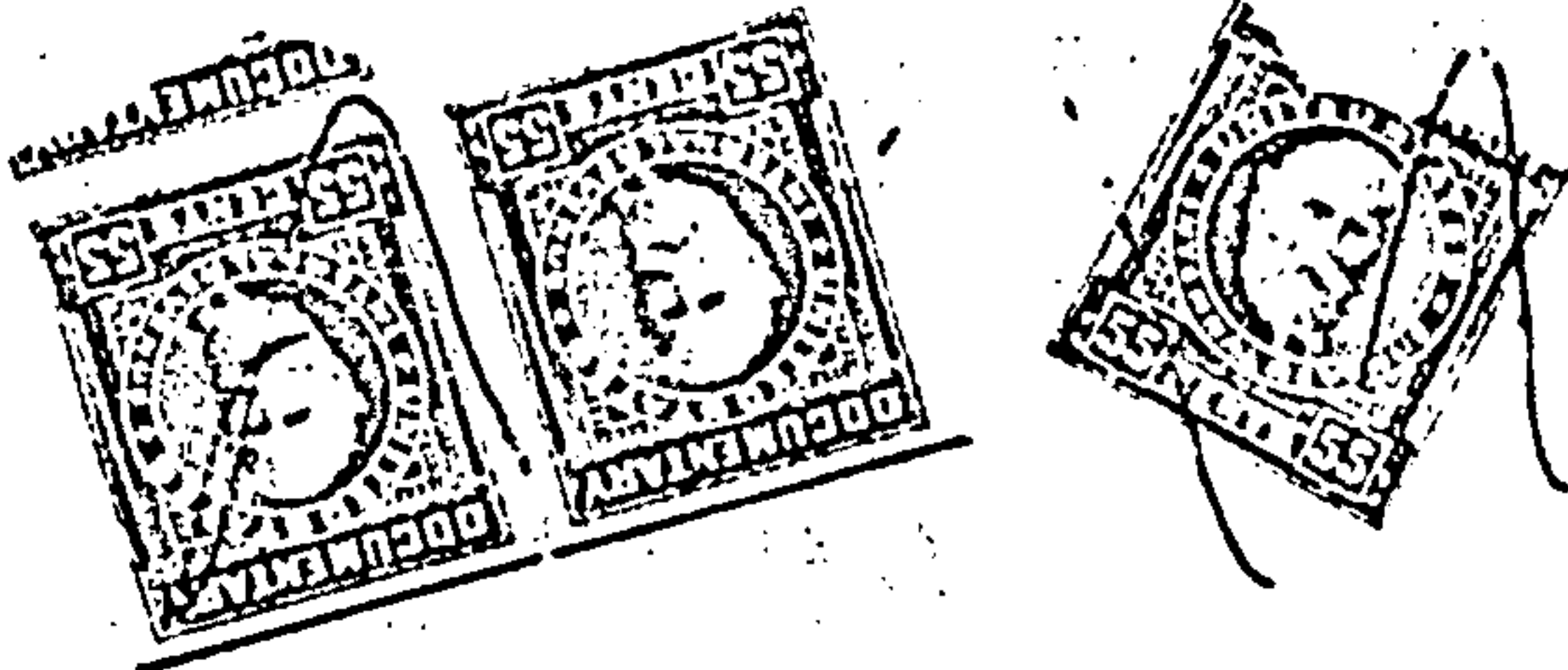
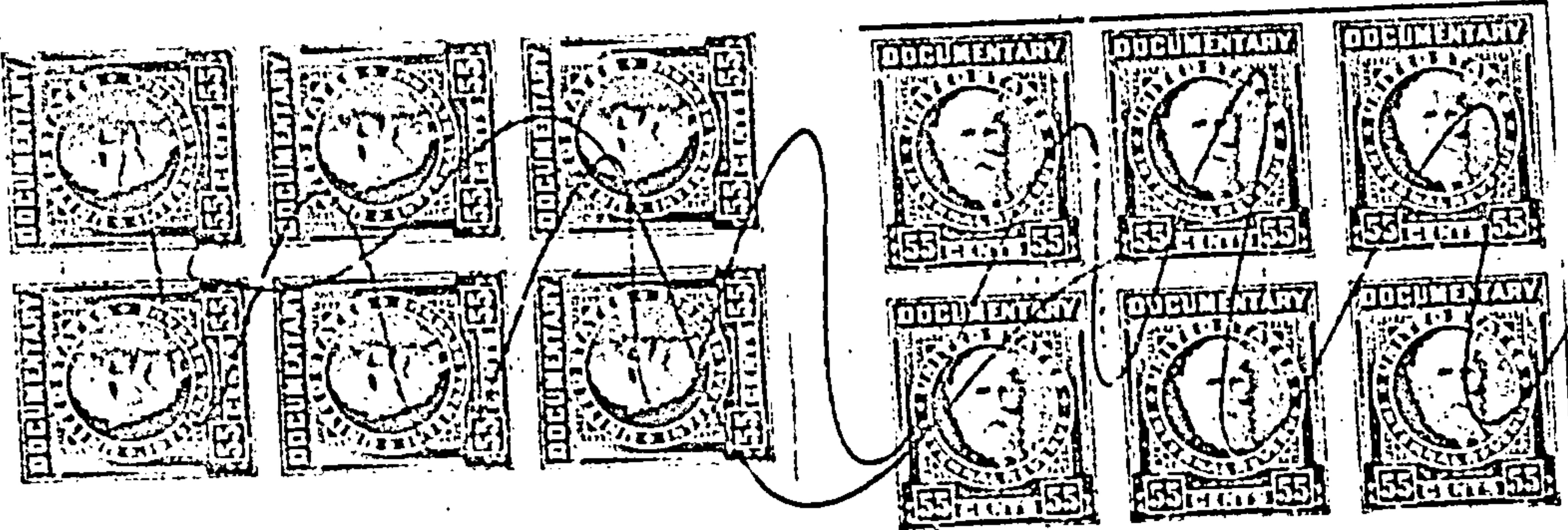
I, Fay T. Watson, a Notary Public in and for said County, in said State, hereby certify that James H. Brown and wife, Oris W. Brown, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 11th day of February 1965

Fay T. Watson As Notary Public
My Commission Expires July 26, 1965

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3-12-65
RECORDED & \$1.00 MTG. TAX
& \$1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. Fowler
JUDGE OF PROBATE



825-1610
10.2

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RETURN TO: Maynard H. Harper, Sec. Adm.
F. T. Watson

James H. Brown and wife,
Oris W. Brown
3117 North 7th St.
Birmingham
TO
Maynard H. Harper and wife,
Sue Cook Harper 16th St.
Birmingham, Ala.
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 re-
corded in Volume of Deeds
at page, and examined.
Judge of Probate.