

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

2003

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE and AFFECTION & the sum of One and no/100 DOLLARS

to the undersigned grantor s Elven S. Spates and wife, Lillian Spates .

in hand paid by Elven S. Spates and wife, Lillian Spates

the receipt whereof is acknowledged we the said Elven S. Spates and Lillian Spates

do grant, bargain, sell and convey unto the said Elven S. Spates and Lillian Spates

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

Shelby County, Alabama, to-wit:

East one half of the NE¹/₄ and North one-half of the NE¹/₄ of the SE¹/₄, Section 35, Township 19 South, Range 2 East. Also, the West one-half of the NW¹/₄, Section 36, Township 19 South, Range 2 East, Except 21¹/₄ acres off South end of said 80 acres; being in all 158 3/4 acres, situated in Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Elven S. Spates and Lillian Spates,

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 24th day of May, 1965.

WITNESSES:

Elven S. Spates (Seal.)
Lillian Spates (Seal.)
..... (Seal.)
..... (Seal.)

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W. J. ...

TO

WARRANTY DEED
JOINT 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 Elven S. Spates and wife, Lillian Spates
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 24th day of May, 1965.

Walter C. ...
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *5/28/65*
RECORDED & S. & H. TAX
& STATE DEED TAXES PAID
PD. ON THIS INSTRUMENT.
Wm. M. ...
JUDGE OF PROBATE

500A 255 732