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

State of Alabama

Shelby County

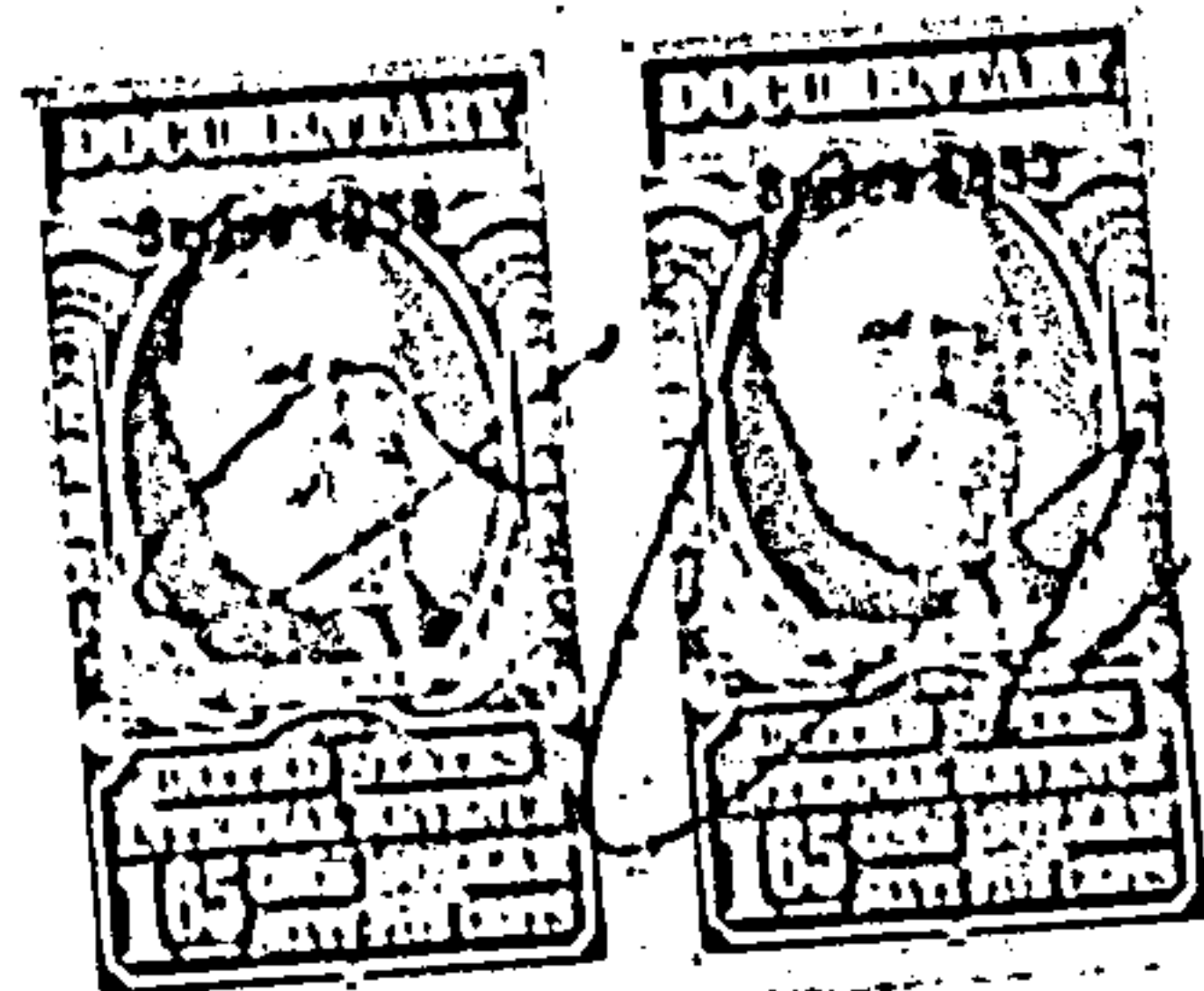
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand dollars DOLLARS

to the undersigned grantor s T. H. Brantley and wife Lucille Brantley,
in hand paid by Joseph E. Sellers and Sybil I. Sellers,
the receipt whereof is acknowledged that the said T. H. Brantley and wife Lucille
Brantley,
do grant, bargain, sell and convey unto the said Joseph E. Sellers and Sybil I Sellers
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 7 in Block 7, according to Joseph Squire Survey of Helena, Alabama,
described as follows: Commencing at a point North 100 feet from the SW corner
of Block 7, thence Easterly 226 4/10 feet to a point off the West Edge of
Branch Alley, thence along the ^{west} Edge of Branch Alley 52 feet, thence Westerly
210 8/10 feet to a point of the East Edge of Third Street, thence along
East Edge of Third Street 50 feet to the point of Commencement, In accordance
with the Lot laid down on the map of Helena, Alabama



TO HAVE AND TO HOLD Unto the said

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, our have hereunto set our hand and seal,
this 19th day of January 1965

WITNESSES:

J. H. Brantley (Seal.)
Lucille Brantley (Seal.)
(Seal.)
(Seal.)

BOOK 238 PAGE 557

T. H. Brantley

TO

Joseph E. Sellers

Albama - Bull 107

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, L. E. Shaw, Justice Of The Peace ~~Notary Public~~ in and for said County, in said State, hereby certify that T. H. Brantley and wife Lucille Brantley, 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 19th day of January 1965

L. E. Shaw
Justice Of The Peace

~~Notary Public~~

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED IN

11/25 1961

RECORDED

& S. 300

PD. ON 11/25/61

Com. H. H. H. H.

JUDGE OF PROBATE