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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 ONE AND NO/100 (\$1.00)----- DOLLARS

to the undersigned grantors, Andrew Drennan and wife, Katherine Drennan,

in hand paid by Edward E. Capps and wife, Melder H. Capps

the receipt whereof is acknowledged we the said Andrew Drennan and wife,

Katherine Drennan,
do grant, bargain, sell and convey unto the said Edward E. Capps and Melder H. Capps,

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

SHELBY

County, Alabama, to-wit:

Lot Number Two (2) in Block Number Six (6) of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is recorded in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama; and also the following described parcel of land, begin at the Southeast corner of the above described lot, thence run South 50 feet, thence run West 100 feet, thence run North 50 feet, more or less, to the Southwest corner of said lot, thence run East 100 feet, more or less, along the South Line of said lot to the point of beginning, except mineral and mining rights and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 and Page 176 in the Office of the Judge of Probate of Shelby County, Alabama, and Subject to Power Line Permits to the Alabama Power Company and current ad valorem taxes.

TO HAVE AND TO HOLD Unto the said Edward E. Capps and Melder H. Capps

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 13th day of November, 1962.

WITNESSES:

Andrew Drennan (Seal.)
(Andrew Drennan)
Katherine Drennan (Seal.)
(Katherine Drennan)
(Seal.)
(Seal.)

P R

Andrew Drennan and wife,

Katherine Drennan

TO

Edward E. Capps and

Melder H. Capps

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,

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, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

*For recording in the
County of Shelby*

State of ALABAMA

SHELBY

COUNTY

I, Lanice Brasher

a Notary Public in and for said County, in said State,

hereby certify that Andrew Drennan and Katherine Drennan

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 13 day of November, 1962.

Lanice Brasher
Notary Public.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

2-1 1966

RECORDED & \$ MTG. TAX

\$50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE