

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of  
and other good and valuable considerations

Ten and No/100 - - - - -DOLLARS

to the undersigned grantor Frank B. Yeilding, Jr. (also known as F. B. Yeilding, Jr.) and  
Malcolm C. Jeter (also known as M. C. Jeter)

in hand paid by Frank B. Yeilding, Jr. and wife, Augusta S. Yeilding

the receipt whereof is acknowledged we the said Frank B. Yeilding, Jr. and wife, Augusta  
S. Yeilding, and Malcolm C. Jeter and wife, Mary Wilson Jeter

do grant, bargain, sell and convey unto the said Frank B. Yeilding, Jr. and wife, Augusta  
S. Yeilding a one-half (1/2) undivided interest in and to

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

Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 23, Township 19, Range 1 East, described as  
follows: Commencing at the Northeast corner of said forty and run South 86°  
30' West 334.0 feet to point of beginning of tract herein described; thence run  
South 13° 30' East a distance of 770.0 feet; thence run South 74° West 306.0  
feet to a point; thence run South 24° East 468.7 feet to the North right of  
way line of Florida Short Route Highway; thence in a Southwesterly direction  
along said highway right of way to the South line of said forty; thence West  
along South line of said forty to Southwest corner; thence North along the West  
line of said forty to the Northwest corner; thence East along the North line  
of said forty to point of beginning; subject to easement of Plantation Pipe  
Line Company;

Also a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 23, Township 19, Range 1 East, described  
as follows: Commencing at the Northwest corner of said forty and run East along  
said forty line 630 feet to point of beginning of the land herein described;  
thence run South to the North right of way line of Florida Short Route Highway;  
thence run in a Northeasterly direction along said highway right of way to North  
line of said forty; thence run West along the North line of said forty to point  
of beginning.

TO HAVE AND TO HOLD Unto the said Frank B. Yeilding, Jr. and wife, Augusta S.  
Yeilding

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, except any liens of record and unpaid ad valorem  
taxes,

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 seals,

this 20th day of December, 1965.

WITNESSES:

Frank B. Yeilding, Jr. (Seal.)  
Augusta S. Yeilding (Seal.)  
Malcolm C. Jeter (Seal.)  
Mary Wilson Jeter (Seal.)

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RETURN TO:

*Shelby County*

*Frank B. Yeilding, Jr.*  
*Malcolm C. Jeter*  
TO

*Frank B. Yeilding, Jr.*  
*Malcolm C. Jeter*  
*Constance M. Yeilding*

**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.....M, 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

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Frank B. Yeilding, Jr. and wife, Augusta S. Yeilding, and Malcolm C.  
Jeter and wife, Mary Wilson Jeter  
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 20th day of December, 1965.

*Billy West*

Notary Public.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *9-15* 1966

RECORDED & \$ MTG. TAX

S. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE