

State of Alabama

Jefferson County

Know All Men By These Presents.

That in consideration of Fifty Two Hundred Fifty & 00/100----- DOLLARS

to the undersigned grantors J.D. Ballard, an unmarried man, Austin R. Ballard and wife, Edna Grace Ballard in hand paid by Robert C. Game and wife, Gladys M. Game

the receipt whereof is acknowledged we the said J.D. Ballard, & Austin R. Ballard & wife, Edna Grace Ballard

do grant, bargain, sell and convey unto the said Robert C. Game and wife, Gladys M. Game

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

Shelby County, Alabama, to-wit:

Lots 16 and 17, according to map of Smith's Camp, in E 1/2 of SE 1/4 of Section 7, Township 21 South Range 2 East, Shelby County, Alabama, said Map being recorded in the probate office of Shelby County, Alabama, in Map Book 3, page 122.

Mineral and mining rights reserved.

The above property shall not be used for business purposes, and this covenant shall run with the land.

TO HAVE AND TO HOLD Unto the said Robert C. Game and wife, Gladys M. Game

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 hand and seal,

this 11th day of July, 1961

WITNESSES:

J. D. Ballard (Seal.)
Austin R. Ballard (Seal.)
Edna Grace Ballard (Seal.)

BOOK 214 PAGE 604

J. E. Parkman

J.D. Ballard, unmarried

Austin R. Ballard
and wife,

Edna Grace Ballard

TO

Robert C. Game

and wife

Gladys M. Game

WARRANTY DEED

JOINT GRANTEEES WITH 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.

SSD
145/95

State of Alabama

Jefferson COUNTY

I, Mrs Grace Cardwell, a Notary Public in and for said County, in said State, hereby certify that J.D. Ballard, an unmarried man, Austin R. Ballard & wife, Edna Grace Ballard 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 July, 1961

Mrs Grace Cardwell As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON
9-15 19*66*
RECORDED & \$ MTG. TAX
\$*5.50* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad H. Fowler
JUDGE OF PROBATE