

State of Alabama

SHELBY

County

Know All Men By These Presents.

1823

That in consideration of Ten (\$10.00) and other considerations

DOLLARS

to the undersigned grantor Vera McKenzie, a single woman

in hand paid by Mary John McGraw, a widow and Rachel McGraw, a widow

the receipt whereof is acknowledged I the said Vera McKenzie, a single woman

do grant, bargain, sell and convey unto the said Mary John McGraw, a widow and Rachel McGraw, a widow

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

Shelby County, Alabama, to-wit:

A parcel or lot of real estate situated in the NW 1/4 of the NE 1/4, Section 11, Township 19 South, Range 2 East in the Town of Vincent, Alabama. Begin at the NE corner of the Fred Lipsey lot in the Town of Vincent, Alabama and run due North a distance of 82 feet, more or less, to a point; thence run West a distance of 244 feet, more or less, along the South line of the Donnie Williams lot, to a point; thence run South a distance of 82 feet to a point; thence run East along the North line of the said Fred Lipsey lot a distance of 244 feet, more or less, to the point of beginning and said point being the NE corner of said Fred Lipsey lot in said Forty. All being situated in the NW 1/4 of the NE 1/4, Section 11, Township 19 South, Range 2 East, in the Town of Vincent, Alabama.

Conveyed subject to right of way for road and utility permits.

TO HAVE AND TO HOLD Unto the said Mary John McGraw, a widow and Rachel McGraw, a widow

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 16th day of December, 1966.

WITNESSES:

James H. Shalbutt

x Vera McKenzie (Seal.)

(Seal.)

(Seal.)

(Seal.)

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W. Shubert

Vera McKenzie

TO

Mary John McGraw, a widow and

Rachel McGraw, a widow

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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 recorded in Volume _____ of Deeds at page _____, and examined.

Judge of Probate.

1.45
1.91

State of ALABAMA
SHELBY COUNTY

I, *James H. Shubert*, a Notary Public in and for said County, in said State, hereby certify that Vera McKenzie whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1966.
James H. Shubert As Notary Public
My Commission expires March 31, 1970

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 8/27
12/21 1966

RECORDED & \$ _____ MTG. TAX
\$ 5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE