

3177

2700.00

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 dollar and other valuable considerations DOLLARS

to the undersigned grantors Lester Stephens and wife Carolyn Stephens,

in hand paid by Frank K. Lightfoot and Bobbye K. Lightfoot,

the receipt whereof is acknowledged that the said Lester Stephens Jr and wife
Carolyn Stephens,

do grant, bargain, sell and convey unto the said Frank K. Lightfoot and Bobbye K.
Lightfoot,

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

Shelby

County, Alabama, to-wit:

Lot No.29 on the Hubbard and Givhan's Subdivision of the Northwest Quarter
of the Northeast Quarter of Section 21, Township 22 South, Range 3 West.

This lot is subject to an easement of 10 feet granted to the Alabama Power
Company to construct and maintain their lines along the boundary line of
this lot and lot No.30 of the above mentioned Subdivision.

TO HAVE AND TO HOLD Unto the said Frank K. Lightfoot and Bobbye K. Lightfoot,

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 seals,
this 8th day of February 1967

WITNESSES:

Lester Stephens Jr. (Seal.)
Carolyn Stephens (Seal.)
____ (Seal.)
____ (Seal.)

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RETURN TO:

Lester Stephens, Jr

TO

Frank K. Lightfoot.

Mr. Lightfoot

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS PURM 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 Lester Stephens, Jr and wife Carolyn Stephens,
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 data.

Given under my hand and official seal this 8th day of February 1967.

Justice Of The Peace

~~Notary Public~~

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Anderson
JUDGE OF PROBATE

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Anderson
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 MAR 31 AM 10:11
300922

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