

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Six Hundred (600.00) DOLLARS
 and a Mortgage held by The City Federal Savings and Loan Association in the amount of
 \$278.75

to the undersigned grantor Allen R Cain and wife Judy N Cain

in hand paid by James A Cofer and wife Cynthia Q Cofer

the receipt whereof is acknowledged we the said Allen R Cain and wife Judy N Cain

do grant, bargain, sell and convey unto the said James A Cofer and wife Cynthia Q Cofer

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

Shelby County, Alabama, to-wit:

Lot No.100 as shown on a map entitled "Property line Map, Siluria Mills" prepared by Joseph A Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the northerly Right of way line of 2nd Avenue and the easterly right of way line of Fallon Avenue, said right of way line as shown on the map of the dedication of the Streets and Easements, Town of Siluria, Alabama;

Thence northeasterly along the said right of way line of Fallon Avenue for 117.78 feet to the point of beginning; thence 91 deg. 10 min. right and run southeasterly for 131.64 feet; thence 90 deg. 43 min. left and run northeasterly along the westerly right of way line of Montevallo Road (Ala. Highway 119) for 62.00 feet; thence 89 deg. 17 min. left and run northwesterly for 132.13 feet to a point on the easterly right of way line of Fallon Avenue; thence 91 deg. 10 min. left and run southwesterly along the said right of way line of Fallon Avenue for 62.00 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said James A Cofer and wife Cynthia Q Cofer

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 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 10th day of April 1967

WITNESSES:

Allen R. Cain (Seal.)

Judy N. Cain (Seal.)

(Seal.)

(Seal.)

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BOOK 248

TO

Carl

WARRANTY DEED

JOINT GRANTEES 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.

1.172
1.41
2.45

State of

Shelby

COUNTY

I, Harold A Rubin, a Notary Public in and for said County, in said State, hereby certify that Allen R Cain and wife Judy H Cain 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 10th day of April, 1967.

Harold A Rubin

As Notary Public
Justice Of Peace

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 .

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10:00 am

6/20 1967.

RECORDED & \$ MTC. TAX

\$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corcoran, M. J.
JUDGE OF PROBATE

As Notary Public