

5268

State of Alabama
Jefferson County

Know All Men By These Presents.

That in consideration of the sum of (\$1.00) One and NO/100 ----- DOLLARS and other valuable considerations.

to the undersigned grantors Herbert Harold Thomas and wife, Peggy Thomas

in hand paid by Rodney Ervin Davis and Mother, Wylodene H. Davis

the receipt whereof is acknowledged we the said Herbert Harold Thomas and wife, Peggy Thomas

do hereby grant, bargain, sell and convey unto the said Rodney Ervin Davis and Mother, Wylodene H. Davis

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

Shelby County, Alabama, to-wit

Beginning at the NE Corner of the SE 1/4 of Section 5, Township 20 South, Range 1 West, run West along North line a distance of 305 feet, more or less, to West side of the Chelsea - Pelham road for a point of beginning; thence run Southeasterly along said road 250 feet to a point; thence run West and parallel with North line a distance of 350 feet to a point; thence run Northwesterly and parallel with said road 250 feet to the north line; thence run East along said line a distance of 350 feet to the point of beginning, containing 2 acres, more or less, as recorded in Deed Book 219 Page 28 in Probate Judge Office in Shelby County, Alabama. This being a Portion of land as recorded in deed book 122, page 60 in Probate Judge Office (L.C. Walker) in Shelby County, Alabama on the 18th. day of October, 1945.

TO HAVE AND TO HOLD Unto the said Rodney Ervin Davis and Mother Wylodene H. Davis.

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 grantor 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 mortgage held by Birmingham Federal Savings and Loan Association, Birmingham, Alabama. Said Mortgage to be assumed by Rodney Ervin Davis and Mother Wylodene H. Davis. 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 24th. day of June, 1967.

WITNESSES:

Herbert Harold Thomas (Seal.)
Peggy Thomas (Seal.)
(Seal.)
(Seal.)

BOOK 248 PAGE 931

Shelby, do not

Mail

TO

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.

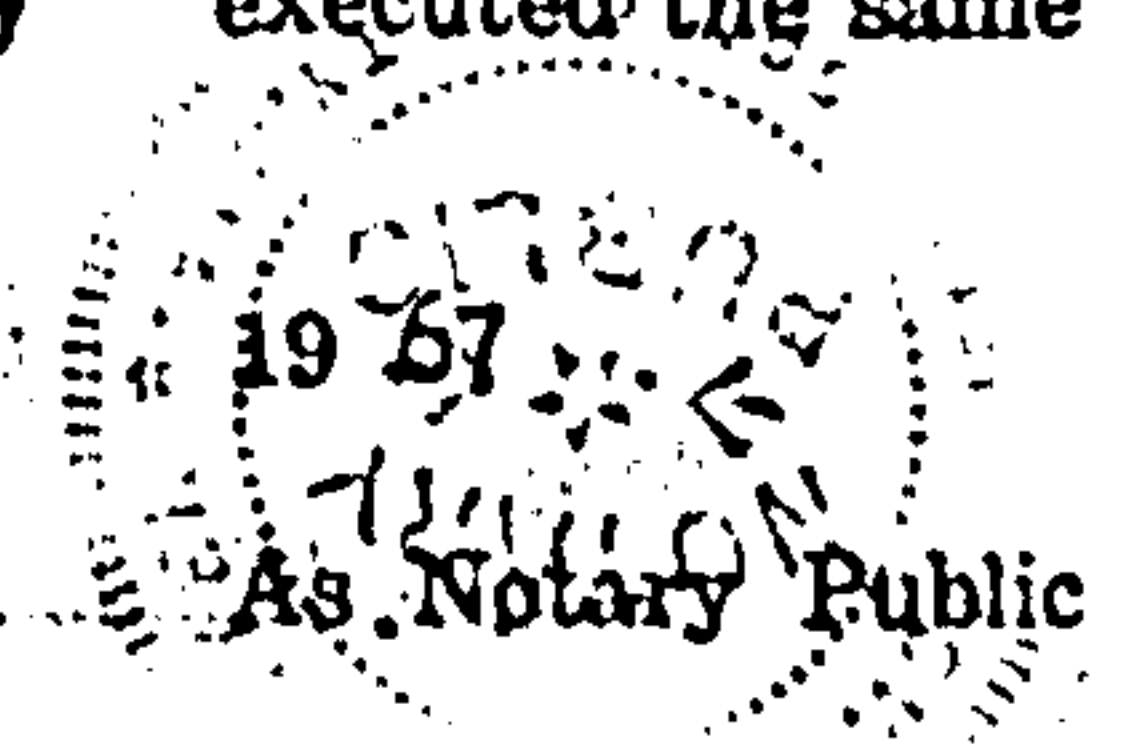
State of Alabama
Jefferson COUNTY

I, Howard Mc Brayer, a Notary Public in and for said County, in said State,
hereby certify that Herbert Harold Thomas and wife, Peggy Thomas
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 24th day of June

My Commission expires 5-4-70

Howard M. Brayer
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 1:00 PM

6-27 1962

RECORDED & \$..... MTG. TAX

\$.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fambles
JUDGE OF PROBATE