

5466

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Three Hundred and no /100 "Equity" DOLLARS

to the undersigned grantor Anna Jean Douglas " a widow"

in hand paid by Robert Cooper and wife Becky Cooper

the receipt whereof is acknowledged I the said Anna Jean Douglas " a widow"

do hereby grant, bargain, sell and convey unto the said Robert Cooper and wife Becky Cooper

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

Shelby

County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, more particularly described as Following: Commence at the NE corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 22, Township 21, Range 3 West and run thence Westorly along the North boundary of said Quarter - Quarter 229.7 foot to the point of beginning of the land herein conveyed. Thence turn an angle of 89 deg. 10 Min. to the left and run thence Southerly 214.1 foot to a point; thence turn an angle of 89 deg. 50 min. to the right and run thence Westorly 207.5 foot to a point; thence turn an angle of 89 deg. 35 min. to the right and run thence Northeely 218.8 foot; thence in Easterly direction along North Boundary of said Quarter--Quarter Section 207.5 foot to the point of beginning, containing (1) acre more or less.

Said above described land shall be used for residential purposes only, and no commercial building or business shall be carried on the said land, and it is agreed and understood that this shall be a covenant running with the land, and shall bind the grantees, their heirs and assigns, and should there be a breach thereof, the same may be enjoined in any court of competent jurisdiction.

This conveyance is made subject to the terms and conditions in that Mortgage Iron grantors herein to Modern Homes Construction Company dated October 17 1963 L. S. Wyatt and June 1964 James O. Douglass, and wife Anna Jean Douglass .

TO HAVE AND TO HOLD Unto the said Robert Cooper and wife Becky Copper

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 MY self and for MY heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I 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 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 13th day of July 1967

WITNESSES:

a Widow

Anna Jean Douglas (Seal.)

(Seal.)

(Seal.)

(Seal.)

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Return to:

*Robert Cooper*  
*Pl. 1 Box 253*  
*McNeal*

TO  
145  
175

**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.

STATE OF

Helby

COUNTY

I, L.G. Funnally, a Notary Public in and for said County, in said State,  
hereby certify that Anna Jean Douglas, "a widow"  
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, has executed the same  
voluntarily on the day the same bears date.

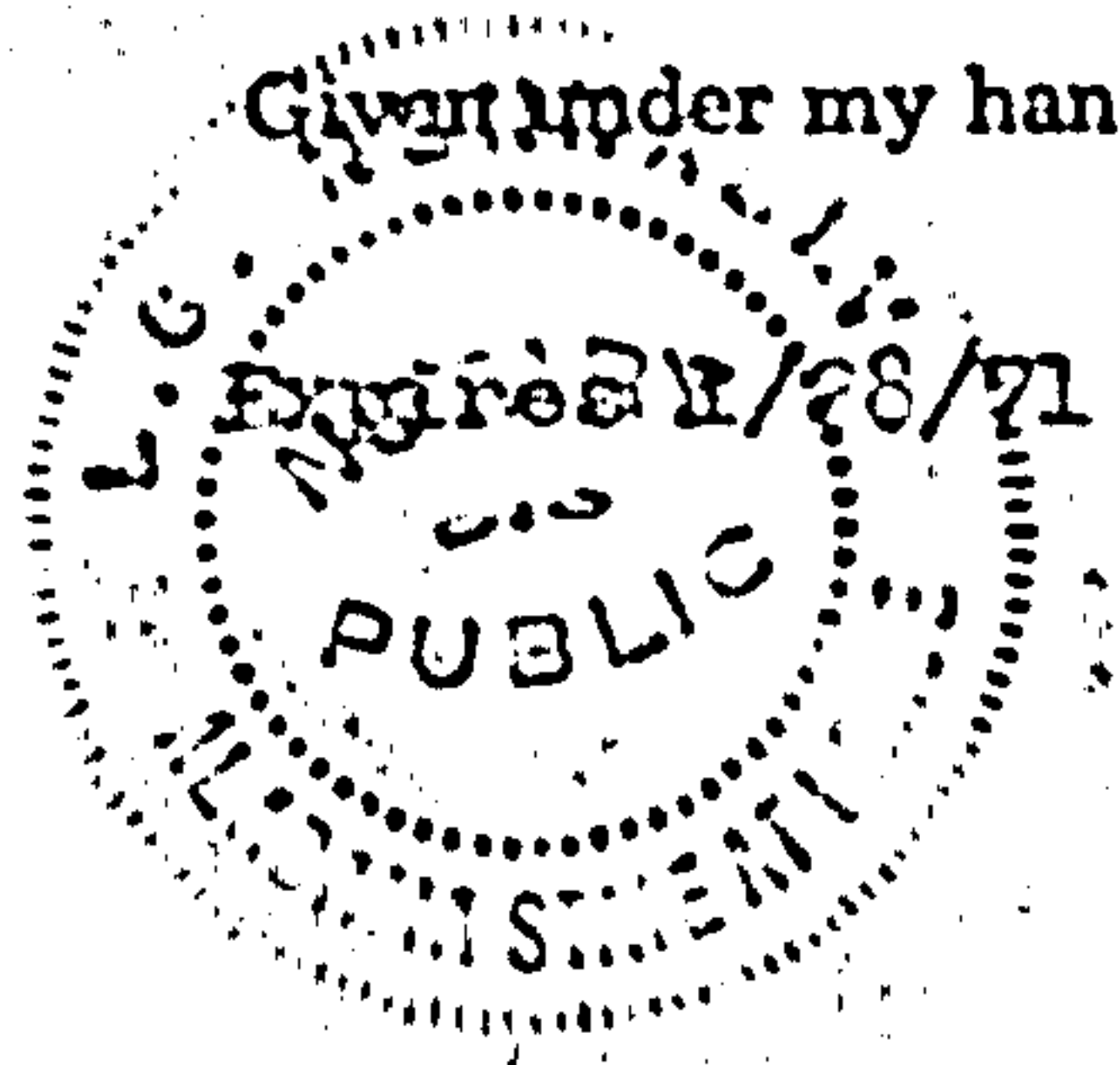
Given under my hand and official seal this

13th day of July

1967

*L.G. Funnally*  
Stat at Large

As Notary Public



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
JUL 14 AM 9:20  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Confidential  
JUDGE OF PROBATE