

6183
WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

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State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Twelve Hundred Fifty (\$1,250.00)

DOLLARS

to the undersigned grantors L. N. Wyatt and wife, Kathleen E. Wyatt
in hand paid by Clarence O. Lucas and wife, Grace Lucas

the receipt whereof is acknowledged we the said L. N. Wyatt and wife, Kathleen E. Wyatt
do grant, bargain, sell and convey unto the said Clarence O. Lucas and wife, Grace Lucas

as joint tenants, with right of survivorship, the following described real estate; situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East; thence run West along the North line of said Section a distance of 339.16 feet; thence turn an angle of 63° 50' to the left and run a distance of 827.01 feet; thence turn an angle of 118° 00' to the left and run a distance of 210.00 feet; thence turn an angle of 100° 30' to the right and run a distance of 400.00 feet to the point of beginning; thence turn an angle of 3° 26' to the right and run a distance of 190.00 feet; thence turn an angle of 76° 04' to the right and run a distance of 488.73 feet to the East right-of-way line of Alabama Highway No. 25; thence turn an angle of 103° 56' to the right and run along said right-of-way line a distance of 190.00 feet; thence turn an angle of 76° 04' to the right and run a distance of 488.73 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama.

The following described tract is also made a part of this conveyance: A plot or parcel of land immediately adjoining the East side of the lot described above, the same being more particularly described as follows: Begin at the beginning point of the tract described above; thence East, and along the line of the North boundary of the above described tract, for a distance of 114 feet to a point; thence southwesterly and parallel to the East boundary of the above described tract for a distance of 190 feet to a point; thence West and parallel to the North boundary of the above described tract for a distance of 114 feet to the Southeast corner of the above described tract; thence northeasterly along the east boundary of the tract described above, for a distance of 190 feet, to the point of beginning.

The two tracts thus being conveyed making one large tract which measures 190 feet on its West and East sides, and 602.73 feet on its North and South sides.

TO HAVE AND TO HOLD Unto the said Clarence O. Lucas and wife, Grace Lucas

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 15th day of August, 1967.

WITNESSES:

L. N. Wyatt (Seal.)
Kathleen E. Wyatt (Seal.)
(Seal.)
(Seal.)

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L. N. Wyatt and wife,
Kathleen E. Wyatt

TO

Clarence O. Lucas and wife,
Grace Lucas

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Talladega 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
SHELBY COUNTY

I, D. B. Smith, a Notary Public in and for said County, in said State,
hereby certify that L. N. Wyatt and wife, Kathleen E. Wyatt
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, each executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 1967

[Signature]
As Notary Public
My Commission Expires 12/29/70

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
67 AUG 17 AM 10:15
U.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE

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