

4677
STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other valuable consideration to the undersigned grantor J. K. Hedden, an unmarried man, in hand paid by Margaret Hedden Wilbur, Clifford Wilbur, and J. K. Hedden, the receipt whereof is acknowledged, the said J. K. Hedden does hereby grant, bargain, sell and convey unto the said Margaret Hedden Wilbur, Clifford Wilbur and J. K. Hedden, as joint tenants with right of survivorship successively, the following described real property situated in Shelby County, Alabama, to-wit:

Starting at the NW Corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 32 Tp 20 R 3 W, running South 618 ft along said boundary line, thence North 89 deg. 57 min. East 436 ft to a point of beginning. Thence running South 82 deg. 46 Min East a distance of 423.8 ft., thence North 37 deg. 41 min. West a distance of 349 ft., thence North 66 deg. 19 min. West a distance of 208 ft., thence South 53 deg. 11 min. 301 ft. to the point of beginning, being one and nine tenths acres more or less. Surface only, all mineral rights excepted from this conveyance.

TO HAVE AND TO HOLD unto the said Margaret Hedden Wilbur, Clifford Wilbur and J. K. Hedden, as joint tenants with the right of survivorship successively, 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, upon the death of any one of the said grantees the entire interest in said property shall vest to the two survivors, as joint tenants with right of survivorship and that upon the death of either of the said two survivors the said property shall vest in the survivor of them and that the entire interest in said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named. And we do each 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 1968 taxes, and 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, I have hereunto set my hand and seal this 15th day of April, 1968.

WITNESS:

Mr. Ruby McHenry

J. K. Hedden (SEAL)
J. K. Hedden

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that J. K. Hedden, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 1968.

Ann W. May
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed 3rd-59
1968 APR -5 AM 3:23
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conf. Notary
JUDGE OF PROBATE