

State of Alabama

SHELBY County

Know All Men By These Presents.

That in consideration of Ten (10.00) Dollars and other valuable considerations **DOLLARS**

to the undersigned grantor Alan Byon Bond and wife Harriett Kendrick Bond

in hand paid by Lewis Raymond Knowles and wife Linda Lawson Knowles

the receipt whereof is acknowledged by the said Alan Byon Bond and wife Harriett K. Bond

do hereby grant, bargain, sell and convey unto the said Lewis Raymond Knowles and wife Linda Lawson Knowles

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

SHELBY County, Alabama, to-wit:

Lot 1, Block 1, according to the Survey of Arden's Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama. "Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Alan B. Bond and wife Harriett K. Bond to Cobbs, Allen and Hall Mortgage Co., Inc., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 249, page 894. And for the same consideration Grantees herein hereby assume the obligations of Alan B. Bond and wife Harriett K. Bond under terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned."

Subject to: 1. 1968 taxes, a lien but not yet payable.
2. Restrictive covenants as recorded in Deed Book 139, page 269.
3. A 30 foot building set back line as shown by record plat.
4. A 4 foot easement on rear of subject property for public utilities, as shown by record plat.

TO HAVE AND TO HOLD Unto the said Lewis Raymond Knowles and wife Linda Lawson Knowles

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 17th day of June, 1968.

WITNESSES:

Elaine L. Kendrick

Alan Byon Bond (Seal.)

Harriett Kendrick Bond (Seal.)

(Seal.)

(Seal.)

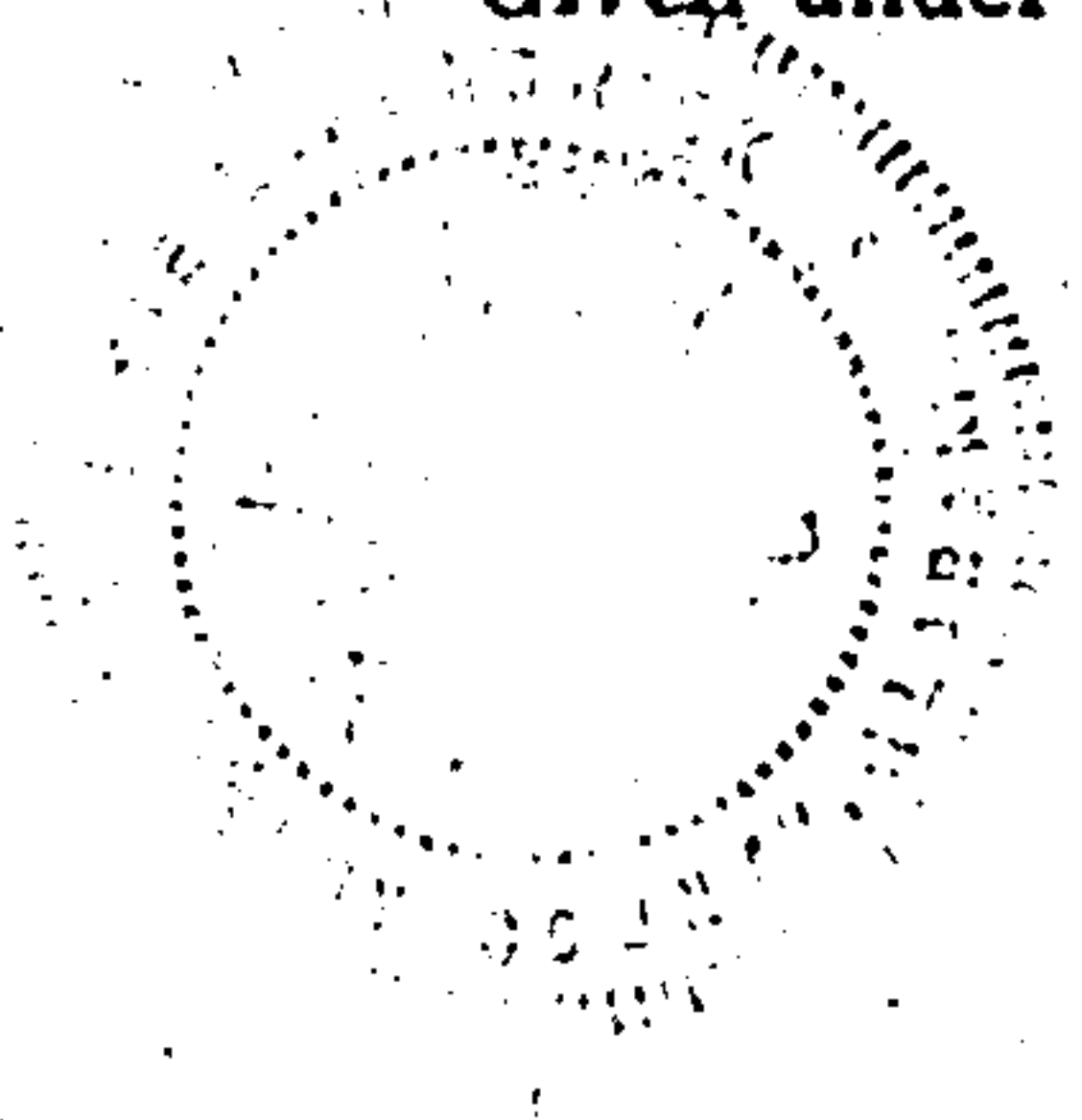
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BOC 253

State of Alabama
Shelby COUNTY

I, Charles L. Kendrick, a Notary Public in and for said County, in said State, hereby certify that Adam Byron Bond and Harriett Kendrick Bond whose name S 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 17th day of June 19 68
Charles L. Kendrick As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed
1968 JUN 27 PM 1:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE

RETURN TO 230 785

TO
Lewis Raymond Knowles
349 Parkway Circle E
Montevallo, Ala.

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA, 100
County. 145
245
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.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA