

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Fifteen Thousand Five Hundred and No/100----- DOLLARS

to the undersigned grantors, J. D. Freeman and wife, Mary A. Freeman

in hand paid by Lorne E. Nunnally and wife, Annette J. Nunnally

the receipt whereof is acknowledged we the said J. D. Freeman and wife, Mary A. Freeman

do grant, bargain, sell and convey unto the said Lorne E. Nunnally and wife, Annette J. Nunnally

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

Shelby

County, Alabama, to-wit:

Commence at the SW corner of the NW 1/4, of the SW 1/4, of Section 33, T-21-S, R-2-W, and run North along the West boundary of the said 1/4-1/4 line a distance of 648.95, thence turn an angle of 91°33' to the right and run a distance of 747.6' to a point on the East, R.O.W. line of the Louisville and Nashville R.R. to the point of beginning, thence turn an angle of 98°51' to the left and run along the East R.O.W. line of the L & N R.R. a distance of 669.07, thence turn an angle of 98°35' to the right and run a distance of 357.52, thence turn an angle of 10°52' to the left and run a distance of 481.65, thence turn an angle of 1°33' to the left and run a distance of 514.06' to a point on the West R.O.W. line of Highway 31, thence turn an angle of 89°23' to the right and run along said R.O.W. of Highway 31 a distance of 693.83', thence turn an angle of 103°41', to the right and run a distance of 1072.08' thence turn an angle of 98°46' to the left and run a distance of 203.4' thence turn an angle of 98°23' to the right and run a distance of 345.83 to the point of beginning, being in Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Lorne E. Nunnally and wife, Annette J.

Nunnally

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 the said grantees, their heirs and assigns, that they are free from all encumbrances;

our heirs, executors and administrators, covenant with we are lawfully seized in fee simple of said premises; that

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 13th day of

July

, 1968.

WITNESSES:

J. D. Freeman (Seal.)

Mary A. Freeman (Seal.)

(Seal.)

(Seal.)

049

BOOK 254

State of ALABAMA

SHELBY

COUNTY

J. Shennill Hancock

, a Notary Public in and for said County, in said State, hereby certify that J. D. Freeman and wife, Mary A. Freeman whose name s 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 13th day of July 1968.

J. Shennill Hancock As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 JUL 13 AM 11:49
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

575
0551
5657

RETURN TO: Lorne Nunnally
2521 Avenue Ten. Ala. 35211
Birmingham, Ala 35211

050

J. D. FREEMAN and wife,

MARY A. FREEMAN

TO

LORNE E. NUNNALLY and wife,

ANNETTE J. NUNNALLY

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 recorded in Volume.....of Deeds at page....., and examined.

..... Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA