

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Five Thousand Two Hundred Eighty-two and 61/100 DOLLARS and the assumption of that mortgage to City Federal Savings & Loan Association recorded in Mortgage book 245, page 206, Jefferson County, Alabama to the undersigned grantors Horace M. Guttery and wife, Sally D. Guttery

in hand paid by Leland S. Parks and wife, Madalyn Parks

the receipt whereof is acknowledged we the said

Horace M. Guttery and wife, Sally D. Guttery

do grant, bargain, sell and convey unto the said

Leland S. Parks and wife, Madalyn Parks

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

Shelby County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 29, Township 19, Range 1 West, particularly described as follows: Commence at the SE corner of said ~~44~~ section, run thence Northerly along the East line of said 40 acre tract 210 feet to point of beginning, thence continue North along said line 640.5 feet, thence to the left at angle of 90° and Westerly 9 ft. to the South-easterly line of the Florida Short Route Highway, thence to the left at an angle of 118° 30" and Southwesterly a distance of 481.2 feet, thence to the left at an angle of 20° 30" and continuing along said line of said Highway, 150 feet, thence to the left at an angle of 101° and run 316.5 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Leland S. Parks and wife, Madalyn Parks

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 seal,

this 24th day of October, 1959

WITNESSES:

401  
BOOK 254  
Horace M. Guttery (Seal.)

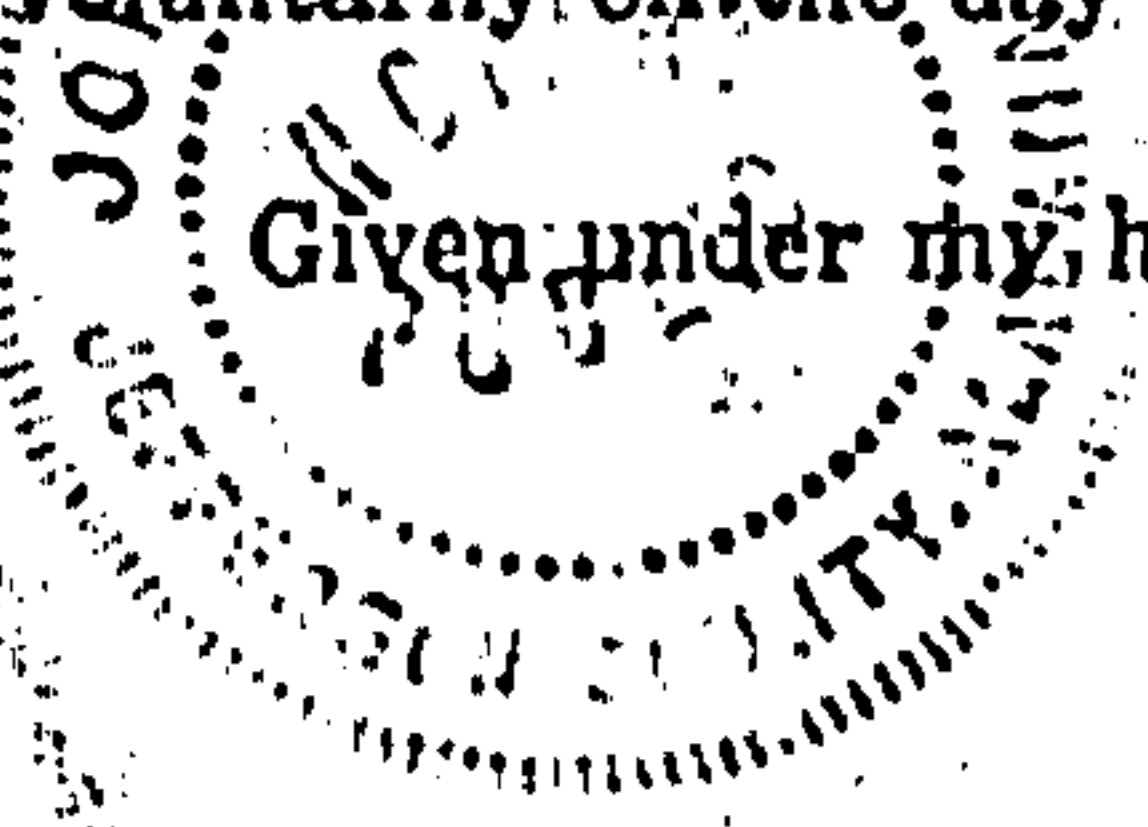
Sally D. Guttery (Seal.)

(Seal.)

(Seal.)

State of Alabama  
Jefferson COUNTY

I, John M. Boggan, a Notary Public in and for said County, in said State, hereby certify that Horace M. Guttery and wife, Sally D. Guttery 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, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 24th day of October 19 59

*John M. Boggan* As Notary Public  
My Commission Expires April 4, 1962

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Filed for 5:50  
JSC AUG - 5 PM 3:03  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Conced by Boggan*  
JUDGE OF PROBATE

RETURN TO BOOK 254 PAGE 402  
  
Horace M. Guttery and wife,  
Sally D. Guttery  
TO  
  
Leland S. Parks and wife,  
Madalyn Parks  
705 & 47th St. Bham

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,  
Shelby 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.

5:50  
1:45  
6:25  
Judge of Probate.