

11259

STATE OF ALABAMA

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Hundred and no/100----- DOLLARS

to the undersigned grantor s Cecil Fowler and wife, Ann Fowler
in hand paid by Julian Templin and wife, Jeanette Templin

the receipt whereof is acknowledged we the said Cecil Fowler and wife, Ann

Fowler
do grant, bargain, sell and convey unto the said
Julian Templin and wife, Jeanette Templin

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

Shelby County, Alabama, to-wit:

Starting at the Northwest Corner of the Northeast Quarter
of Southwest Quarter of Section 24, Township 13, Range 1
East; thence West 390 feet to the point of beginning.
Thence West 210 feet to Montevallo Road; thence in a
Southeast direction along said Montevallo Road 210 feet;
thence in a Northeast direction 55° degrees 210 feet;
thence North 210 feet to the point of beginning, contain-
ing one acre, more or less.

TO HAVE AND TO HOLD Unto the said Julian Templin and wife, Jeanette
Templin

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 in-
terest 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 hand and seal,

this 19th day of April, 1968.

WITNESSES:

Francis Warren
as to each signature

Cecil Fowler (Seal.)

Ann Fowler (Seal.)

(Seal.)

(Seal.)

517
254
800

Return to: Judicial Dept.
241 Jackson Ave
Montgomery Ala 35815

TO

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 re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

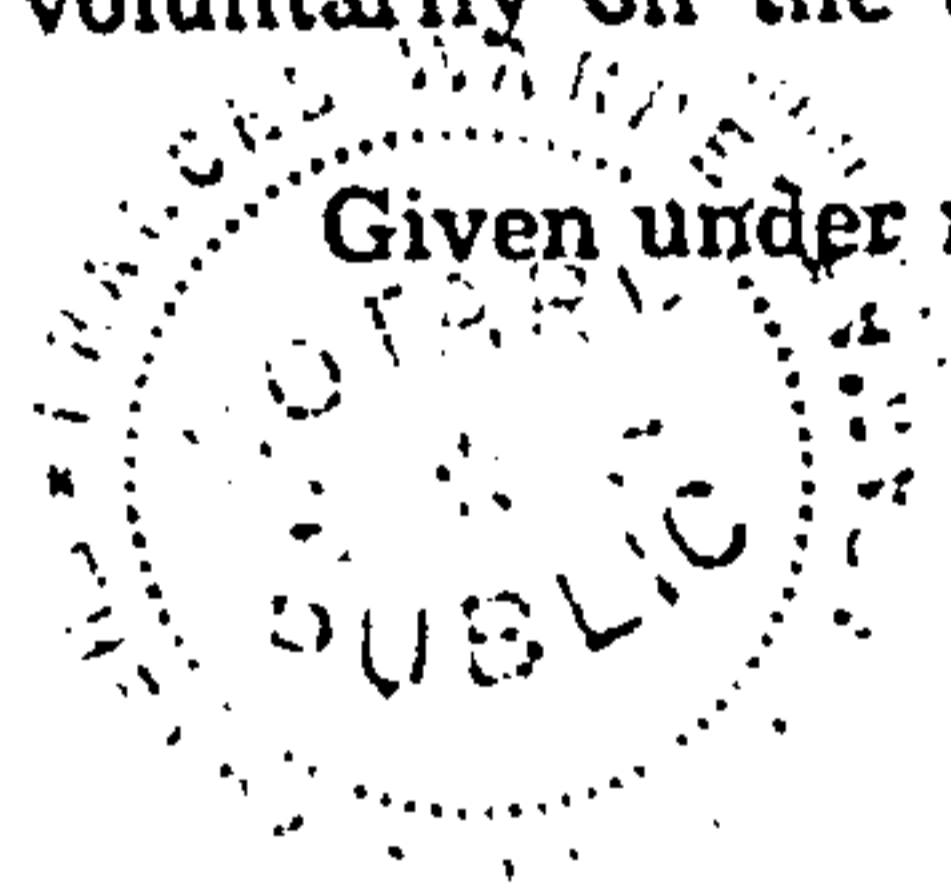
1.60
1.45
2.95

STATE OF ALABAMA
SHELBY COUNTY

I, Frances Warren, a Notary Public in and for said County, in said State,
hereby certify that Cecil Fowler and wife, Ann Fowler
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 19th day of April 1968

Frances Warren As Notary Public



STATE DEPT. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Filed Aug 15 AM 10:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carpenter
JUDGE OF PROBATE

548 PAGE 452 BOOK 254