

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of - - - - - THIRTEEN THOUSAND AND NO/100 - - - - - DOLLARS
(\$13,000.00)

to the undersigned grantor Dorothy Bialas, a widow

in hand paid by Allen B. Frederick and wife, Lola Ann Frederick

the receipt whereof is acknowledged I the said Dorothy Bialas, a widow, (Henry C. Bialas died February 6, 1968)

do grant, bargain, sell and convey unto the said Allen B. Frederick and wife, Lola Ann Frederick

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

Shelby County, Alabama, to-wit:

Begin at the northwest corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 19, Range 2 West, Shelby County, Alabama, thence south along west line of said forty 733 $\frac{2}{3}$ feet to the point of beginning of the land herein described; thence run east 798 feet, more or less to the west margin of the right of way of what is known as the Opossum Hollow Road; thence southwesterly along the western margin of the right of way of said road 150 feet, more or less to what was formerly known as the William G. Jones property, thence west 768 feet, more or less to the western line of said forty acres; thence north along the west line of said forty acres 150 feet to the point of beginning, containing 2 $\frac{3}{4}$ acres, more or less.

Subject to:

Mineral and mining rights excepted.

Transmission line permit to Alabama Power Company dated May 15, 1947, recorded in Deed Book 130, Page 66 in the Probate Office.

TO HAVE AND TO HOLD Unto the said Allen B. Frederick and wife, Lola Ann Frederick

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; (except taxes for the current year)

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 day of August, 1968.

WITNESSES:

Dorothy Bialas

(Seal.)

(Seal.)

(Seal.)

(Seal.)

Warrant

Dorothy Bialas, a widow

TO

Allen B. Frederick
and

Lola Ann Frederick

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

This deed prepared by:
Beatrice S. Wright
Horn Realty Company
18 North 21st Street
Birmingham, Alabama 35203

4.50
1.45
595

Realty Title Company
2025 1st Avenue North
Birmingham, Alabama

State of ALABAMA

SHELBY COUNTY

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Bialas, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August 19 68.

Martha G. Kenna As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 AUG 17 AM 10:39
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
COMM. BY 2000