

This instrument prepared by:
Name: Coy M. Cooper of Holt & Cooper
Address: 203 Frank Nelson Building, Birmingham, Alabama
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEE WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY.

State of Alabama

JEFFERSON

County

Know All Men By These Presents.

That in consideration of \$1,000.00 and a purchase money mortgage executed contemporaneously herewith in the amount of \$3,500.00

to the undersigned grantor Earle Morgan and wife, Florence C. Morgan

in hand paid by George A. Nabors and wife, Willa P. Nabors.

the receipt whereof is acknowledged we the said Earle Morgan and wife, Florence C. Morgan,

do grant, bargain, sell and convey unto the said George A. Nabors and Willa P. Nabors

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

Shelby

County, Alabama, to-wit:

Lot No. 3 according to the plat of Sector Two, Spring Garden Estate, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 12.

SUBJECT TO:

Restrictions for Sector Two, Spring Garden Estates as recorded in Probate Office of Shelby County, Alabama in Deed Book 245, Page 297.

All transmission line permits to Alabama Power Company and Southern Bell Telephone & Telegraph Company of record.

Utility Easements as shown in Map Book 5, Page 12, of said Probate records

Rights of way granted to Shelby County and State Highway Department, of record.

TO HAVE AND TO HOLD Unto the said George A. Nabors and wife, Willa P. Nabors,

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 10th day of SEPTEMBER, 1968.

WITNESSES:

Patsy N. Clark
Patsy N. Clark

Earle Morgan (Seal.)
Florence C. Morgan (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan and wifo, Florence C. Morgan, 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 2nd day of October 19 68.

William E. Wright An Notary Public
Notary Public, Alabama State at Large
My commission expires Nov. 6, 1971
Bonded by Home Indemnity Co. of N.Y.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1968 OCT 18 AM 8:32
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad H. H. H.
JUDGE OF PROBATE

352

RETURN TO Gold & Cooper 253
403 Frank Morgan Bldg.
Birmingham, Ala.

Earle Morgan and wife,

Florence C. Morgan

TO

George A. Nabors and wife,

Willie P. Nabors

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

1.00
105
2.05

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