

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One hundred and fifty (\$150.00) DOLLARS

to the undersigned grantors Albert Brown and wife Nancy Ann Brown
in hand paid by Julius Alexander and wife Leslie Mae Alexander

the receipt whereof is acknowledged we the said Albert Brown and wife Nancy Ann Brown

do grant, bargain, sell and convey unto the said Julius Alexander and wife Leslie Mae Alexander

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

Shelby County, Alabama, to-wit:

From the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21S. Range 3W. run Northerly along the East boundary line of the said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 S. Range 3 W, for a distance of 930.93 feet; Thence turn an angle of 88 deg. 10 $\frac{1}{2}$ min. to the left and run Westerly 100 feet to the point of beginning of the herein described property; Thence continue Westerly 109.71 feet. Thence turn an angle of 91 deg. 49 $\frac{1}{2}$ min. to the left and run Southerly 84.0 feet; Thence turn an angle of 88 deg. 10 $\frac{1}{2}$ min. to the left and run Easterly 109.71 feet; Thence turn an angle of 91 deg. 49 $\frac{1}{2}$ min. to the left and run Northerly 84.0 feet to the point of beginning. This land is part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 S. Range 3 W.

TO HAVE AND TO HOLD Unto the said Julius Alexander and wife Leslie Mae Alexander

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 seals

this 4 day of January 1969

WITNESSES:

Albert Brown (Seal.)
HER
NANCY (F) ANN BROWN (Seal.)
MARK
(Seal.)
(Seal.)

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TO

Julius Alexander

P.O. Box 261

Alabama

WARRANTY DEED

JOINT GRANTEES 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.

*50
145
1,195*

State of

COUNTY

I, *Harold A. Rubin*, Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that *Albert Brown* and wife *Nancy Ann Brown* 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of January 19

Harold A. Rubin

As Notary Public

State of

COUNTY

I, *Harold A. Rubin*, Justice of peace, a Notary Public in and for said County, in said State, do hereby certify that on the 4 day of January, 1969, came before me the within named *Nancy Ann Brown* known to me to be the wife of the within named *Albert Brown* who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 4 th day of January

Harold A. Rubin

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Alced & Co. 50
1969 JAN - 7 PM 3:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Concord & Co.
JUDGE OF PROBATE