

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

Shelby County

Know All Men By These Presents,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor Roy L. Grantham and wife, Evelyn T. Grantham

in hand paid by Franklin Cox and wife, Panellia Cox

the receipt whereof is acknowledged We the said Roy L. Grantham and wife, Evelyn T. Grantham

do grant, bargain, sell and convey unto the said Franklin Cox and wife, Panellia Cox

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

Shelby County, Alabama, to-wit:

For the beginning point measure 148 feet in a Northerly direction from the North line of highway 280, and the West line of the Road known as the Holms Road right of way and run in a North-Westerly direction a distance of 107 feet 10 inches; thence thence in a North NorthEasterly direction 124 feet; Thence East 105 feet to the West right of way line of the aforesaid Holms Road; Thence in a South Southwestorly direction along the West right of way of said Holms Road 149 feet to point of beginning. Being a part of the North-West Quarter of the North-East Quarter, Section 25, Township 19, Range 1 West.

TO HAVE AND TO HOLD Unto the said Franklin Cox and wife, Panellia Cox

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 the said grantees, their heirs and assigns, that We are they are free from all encumbrances;

heirs, executors and administrators, covenant with lawfully seized in fee simple of said premises; that

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 12th day of July 1969

WITNESSES:

Roy L. Grantham (Seal.)
Evelyn T. Grantham (Seal.)
(Seal.)
(Seal.)

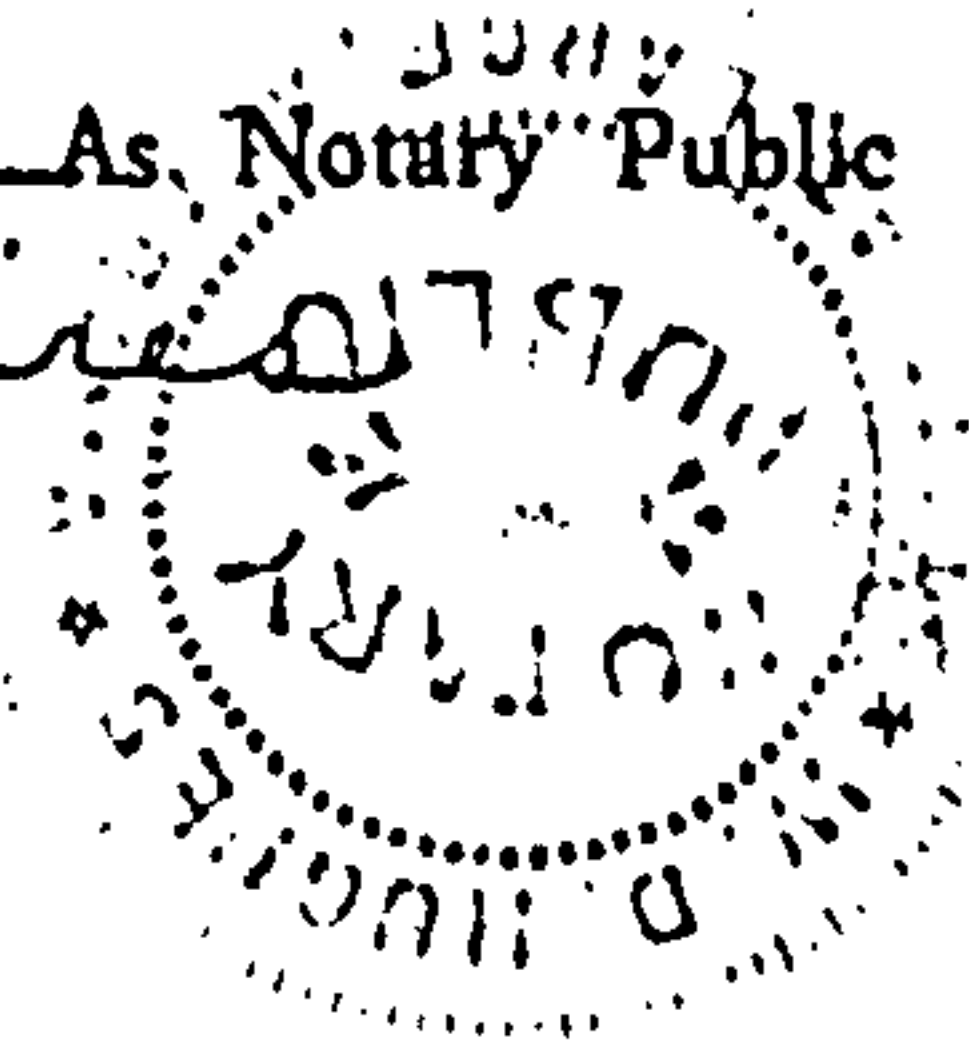
State of Alabama
Shelby COUNTY }

I, W.D. Hughes, a Notary Public in and for said County, in said State, hereby certify that Roy L. Grantham and wife, Evelyn T. Grantham 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 12th day of July

19 69

W.D. Hughes As, Notary Public
My commission expires
June 1970



STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax: 50
1969 AUG 29 PM 1:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora M. Jones
JUDGE OF PROBATE

BOOK 259 PAGE 245

RETURN TO: _____

Roy L. Grantham and wife, _____
Evelyn T. Grantham _____

TO

Franklin Cox and wife, _____
R/L Sterrett, aka
Penellie Cox _____

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.

56.1

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA