

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One _____ DOLLARS
and other valuable considerations

to the undersigned grantor Joe H. Maness and wife Frances M. Maness

in hand paid by Tommy Carroll and wife Martha Carroll

the receipt whereof is acknowledged we the said Joe H. Maness and wife Frances M. Maness

do grant, bargain, sell and convey unto the said Tommy Carroll and wife Martha Carroll

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

SHELBY

County, Alabama, to-wit:

Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sect. 28, Tsp 20S, R 3W, Commence at the NW corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$ Sect. for the point of beginning; Thence in an Easterly direction along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ Sect. run a distance of 129.03 feet to the Westerly R.O.W. line of County highway No. 17; Thence turn an angle of 76 deg. 48-3/4 Min. to the right along the said R.O.W. line for a distance of 154.67 ft.; Thence turn an angle of 103 Deg. 11 $\frac{1}{2}$ Min. to the right for a distance of 161.37 ft. to the West boundary line of the above said $\frac{1}{4}$ - $\frac{1}{4}$ Sect.; Thence turn an angle of 88 Deg. 54 $\frac{1}{2}$ Min. to the right and along said West boundary for a distance of 150.64 ft. to the point of beginning. Subject to utility permits of record.

As a part of the consideration grantees herein assume and agree to pay as the same shall become due that certain mortgaged indebtedness evidenced by a mortgage from Eva Stone and husband Arlin Ramon Stone to the Guarantee Saving and Loan Association which said mortgage is recorded in the Probate office of Shelby County, Alabama in mortgage book 282, page 193.

Grantors herein also release and convey to grantees any and all right and option which said grantors have by reason of the execution of that certain "Option to purchase" executed on December 16, 1963 and recorded in deed book 239, page 772, in the Probate records of Shelby County, Alabama. It is the intent of said Grantors to full and completely release Grantees from any affect or obligation created by the last mentioned said option and hereinafter said option shall be considered null and void and of no effect whatsoever.

TO HAVE AND TO HOLD Unto the said Tommy Carroll and wife Martha Carroll

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 hand and seal,

this 14 day of October 1969

WITNESSES:

Joe H. Maness (Seal.)
Frances M. Maness (Seal.)

_____ (Seal.)
_____ (Seal.)

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[Handwritten signatures and notations at the top of the page]

TO
[Handwritten signature]
Sammy Carroll
 PO BOX 219
 Helena Ala 195

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.

State of ALABAMA
 SHELBY COUNTY

I, SUE RUBIN, a Notary Public in and for said County, in said State,
 hereby certify that Joe H. Maness and wife Francis M. Maness
 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, executed the same
 voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of October, 1969
Sue Rubin As Notary Public

State of
 COUNTY

I, a Notary Public in and for said County, in said State,
 do hereby certify that on the day of 19....., came before me
 the within named known to me
 to be the wife of the within named 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 day of 19.....
Sue As Notary Public

STATE OF ALA. SHELBY CO.
 CERTIFY THIS
 INSTRUMENT WAS FILED
 Deed Tax \$0
 1969 OCT 17 PM 11:04
 REC. FILED REGISTER CO.
 REC. BK. & PAGE AS SHOWN ABOVE
[Handwritten signature]
 JUDGE OF PROBATE