

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of EIGHT HUNDRED AND NO/100-----DOLLARS
AND ASSUMPTION OF MORTGAGE HEREINAFTER REFERRED TO

to the undersigned grantors Lloyd Morgan Collier, Jr. and Sheila V. Collier
in hand paid by Vivian Mallard and Wanda S. Mallard

the receipt whereof is acknowledged we the said Lloyd Morgan Collier, Jr. and wife,
Sheila V. Collier
do grant, bargain, sell and convey unto the said Vivian Mallard and Wanda S. Mallard

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

Shelby County, Alabama, to-wit:

A part of the S 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20
South Range 3 West, more particularly described as follows: Begin at the northwest
corner of said S 1/2 of SW 1/4 of SE 1/4 of said Section 25, and run thence East
along north line of said 20 acre tract a distance of 150 feet, thence run south along
center line of a new 24 foot wide street and parallel with West line of said 20 acre
tract a distance of 136 feet, thence turn an angle to right and run parallel with north
line of said 20 acre tract a distance of 150 feet to West line of said 20 acre tract;
thence run north along West line of said 20 acre tract a distance of 136 feet to point
of beginning. Except easement and rights to a 12 foot strip on East side for a road
or street. Situated in Shelby County, Alabama.

This property is subject to mortgage to THE FIRST NATIONAL BANK OF
BIRMINGHAM, dated Dec. 21, 1967 of record in Real Volume 307 , page 775 , in
the Probate Office of Shelby County, Alabama. The grantees herein, as a part
of the consideration for this conveyance, assume said mortgage and assume and
agree to pay the indebtedness thereby secured on the terms and in the manner therein
specified.

TO HAVE AND TO HOLD Unto the said Vivian Mallard and Wanda S. Mallard

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; except mortgage referred to;

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,s,

24 day of September, 1968

WITNESSES:

Lloyd M. Collier Jr. (Seal.)
Lloyd Morgan Collier, Jr.
Sheila V. Collier (Seal.)
(Seal.)
(Seal.)

This instrument was prepared by
Wheeler Wilson-- Birmingham, Alabama

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Lloyd Morgan Collier, Jr.
and wife

Sheila V. Collier

TO

Vivian Mallard

Wanda S. Mallard

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.

1.00

1.45

3.45

State of

JEFFERSON

COUNTY

I, J. Wheeler Wilson, II, a Notary Public in and for said County, in said State,
hereby certify that Lloyd Morgan Collier, Jr. and wife, Sheila V. Collier
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 24 day of September, 19 68

J. Wheeler Wilson, II 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

Notary Public
STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax 1.00
30 OCT 24 PM 3:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Connel M. J. Jones
JUDGE OF PROBATE

570

3573

092

X008

Vivian Mallard
Plt. 1 Bond 135-
Shelby