

State of Alabama

Shelby

County

916

Know All Men By These Presents,

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

to the undersigned grantor Charlie E. Hilyer

in hand paid by Johnnie A. Wilks and wife Eleanor M. Wilks
E.

the receipt whereof is acknowledged I the said Charlie Hilyer

do grant, bargain, sell and convey unto the said Johnnie A. Wilks and wife Eleanor M. Wilks

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

Shelby County, Alabama, to-wit:

From the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sect. 24, Tsp. 20S. R.3W. turn Southerly along the East boundary line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sect. 24, Tsp. 20S. R.3W. for 692.69 ft.; Thence turn an angle of 90 deg. 48 min. to the right and run Westerly 697.96 ft.; Thence turn an angle of 90 deg. 40 min to the right and run Northerly 140.0 ft. to the point of beginning of the land herein described; Thence continue along the last said course 305.31 ft.; Thence turn an angle of 140 deg. 51 min. to the right and run Southeasterly for 272.87 ft.; Thence turn an angle of 90 deg. 56 min to the right and run Southwesterly 182.3 ft.; thence turn an angle of 69 deg 41 min. to the right and run Northwesterly 32.27 ft. to the point of beginning.

This land being part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sect. 24, Tsp. 20S. R.3W, and being 0.546 acres more or less.

The above described land subject to line permit to the Alabama Power Company and all other instruments of record.

TO HAVE AND TO HOLD Unto the said Johnnie A. Wilks and wife Eleanor M. Wilks

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 30 day of December 1969

WITNESSES:

Charlie E. Hilyer (Seal.)

Joyce Hilyer (Seal.)

(Seal.)

(Seal.)

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TO

Johnnie C. Miller
1223-A Ashland Blvd
Birmingham 35204
81-95381

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.

State of ALABAMA

SHELBY

COUNTY

I, Harold A. Rubin, Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Charlie E. Milyer and wife Joyce Milyer 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 30 day of December

19

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

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
HAROLD A. RUBIN
1223-A ASHLAND BLVD
BIRMINGHAM 35204
DEC 30 PM 1:23
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF PROBATE