

State of Alabama

JEFFERSON

County

Know All Men By These Presents,

That in consideration of One hundred and no/100----- (\$100.00) -----DOLLARS and other good and valuable consideration,

to the undersigned grantor s, Paul Barcroft and Edith Little Barcroft

in hand paid by Paul Barcroft, Jr. and Penny Barcroft

the receipt whereof is acknowledged we the said
Paul Barcroft and wife, Edith Little Barcroft

do grant, bargain, sell and convey unto the said Paul Barcroft, Jr. and Penny Barcroft

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

Shelby

County, Alabama, to-wit:

Lot No. One, according to Map and Survey of Mountain View Lake Company, First Sector, as made by Charles H. Peay, Jr., C. E., dated March 26th, 1955.

All minerals and mining rights, including oil and gas, are excepted, provided however that the owner of said minerals and mining rights, including oil and gas, shall not have the right to disturb the surface, or so construct any mining or extraction of oil and gas so as to deplete or polute the water in any well the grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, Page 236.

TO HAVE AND TO HOLD Unto the said Paul Barcroft, Jr. and Penny Barcroft

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 current ad valorem taxes;

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 6 day of October, 1970

WITNESSES:

Paul Barcroft (Seal.)
Paul Barcroft
Edith Little Barcroft (Seal.)
Edith Little Barcroft
(Seal.)

BOOK 261 PAGE 219

W. S. Pritchard, Jr. Notary Public
831 Frank Nelson Building
Birmingham, Alabama 35203

Three House

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.

9.50
1.50
11.00

State of ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Paul Barcroft and wife, Edith Little Barcroft
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 6 day of Feb 19 1970

W. S. Pritchard, Jr. 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

THIS INSTRUMENT PREPARED BY
W. S. PRITCHARD, JR.
PRITCHARD, McCALL AND JONES
831 Frank Nelson Building
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
REC. EX. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
FEB 11 AM 9:13
9.50