

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN HUNDRED FIFTY AND NO/100 (\$750.00) DOLLARS
to the undersigned grantors Andrew Drennan and wife, Katherine Drennan,
in hand paid by John E. Alvis and wife, May Bell Alvis,
the receipt whereof is acknowledged we the said Andrew Drennan and wife,
Katherine Drennan
do grant, bargain, sell and convey unto the said John E. Alvis and May Bell Alvis
as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lots Numbers 1,2, & 3 (one, Two & Three) in Block Number 8 (eight) of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is recorded in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15, East, Shelby County, Alabama, except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the Office of the Judge of Probate of Shelby County, Alabama; and also subject to Power Line Permits to Alabama Power Company.

TO HAVE AND TO HOLD Unto the said John E. Alvis and May Bell Alvis

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 as stated above,

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 9th day of March, 1962.

WITNESSES:

Andrew Drennan (Seal.)
(Andrew Drennan)
(Seal.)
Katherine Drennan (Seal.)
(Katherine Drennan)
(Seal.)

BOOK 263 PAGE 108

TO

4132 - 39th Ave N.

Blau

35217

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

1.00
1.45
2.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

Shelby County, Alabama

I, Sara Ozley, Deputy Clerk, Circuit Court / ~~a Notary Public~~ in and for said County, in said State, hereby certify that Andrew Drennan and wife, Katherine Drennan, whose name s ar 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 9th day of March, 1962.

Sara Ozley
Deputy Clerk, Circuit Court of Notary Public
Shelby County, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 JUL 16 PM 12:03
JUL 16

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE