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388

STATE OF ALABAMA }
CHILTON COUNTY }

Know All Men By These Presents,

That in consideration of Fourteen Thousand and no/100---(\$14,000.00)--DOLLARS and the execution of a purchase money mortgage in the amount of \$13,000.0

to the undersigned grantor S. J. D. Beane, a single man and Ruth Elaine Beane, a single woman,

in hand paid by Wayne M. Walker and wife, Stella N. Walker,

the receipt whereof is acknowledged we the said J. D. Beane and Ruth Elaine Beane,

do grant, bargain, sell and convey unto the said Wayne M. Walker & wife, Stella N. Walker,

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

Shelby and Chilton

County, Alabama, to-wit:

The Southwest Quarter of the Southwest Quarter, Section 10, Township 24 North, Range 12 East, Shelby County, Alabama and containing 40 acres, more or less, and subject, however, to a reservation of mineral and mining rights reserved prior to this conveyance.

The Northwest Quarter of the Northwest Quarter, Section 15, Township 24 North, Range 12 East and the Northeast Quarter of the Northeast Quarter, Section 16, Township 24 North, Range 12 East, in Chilton County, Alabama and containing 80 acres, more or less, and subject, however, to a reservation of mineral and mining rights reserved prior to this conveyance.

The land herein described lying and being partly in Shelby County, Alabama and partly in Chilton County, Alabama, and containing in the aggregate 120 acres, more or less.

TO HAVE AND TO HOLD Unto the said Wayne M. Walker & wife, Stella N. Walker,

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 hands and seal,

this 24th day of July, 1970.

WITNESSES:

Morgan J. Beane

Wayne M. Walker

STATE OF ALA. CHILTON

I CERTIFY

1970 JUL 24 PM 3:16

RECEIVED

RECORDED

ALL ABOVE

(Seal.)

(Seal.)

(Seal.)

JUDGE OF PROBATE
CHILTON COUNTY, ALAReturn to: _____

TO

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 recorded in Volume _____ of Deeds at page _____, and examined.

Judge of Probate.

STATE OF ALABAMA,
CHILTON COUNTY

I, Sara Nell Glenn, a Notary Public in and for said County, in said State, hereby certify that J. D. Beane, a single man & Ruth Elaine Beane, a single woman, whose name s 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 24th day of July, 1970.

Sara Nell Glenn, Notary Public

U.C.C. FILE NUMBER OR
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL 31 PM 3:45
Clerk of Probate
CLERK OF PROBATE

STATE OF ALABAMA
SARAH NELL GLENN
NOTARY PUBLIC
CHILTON COUNTY
1975 JUL 31 PM 3:45
Clerk of Probate
CLERK OF PROBATE