

## STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two thousand dollars and no/100 \$ 2.000.00 DOLLARS

to the undersigned grantor James and Martha Mitchel

in hand paid by Albert O Fraser and Evleyn S Fraser

the receipt whereof is acknowledged we the said James Mitchell and Martha Mitchell

do grant, bargain, sell and convey unto the said Albert O. Fraser and Evelyn S Fraser

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

Shelby County

County, Alabama, to-wit:

Lot II Block 9 According to Glasscock(s subdivision on Spring Creek and Coosa River, located in the southeast quarter of the northeast quarter of Section 12 Township 24 Range 15 east; map of same subdivision recorded in office of Judge of Probate, Shelby County Alabama

TO HAVE AND TO HOLD Unto the said Albert O Fraser and Evelyn S. Fraser

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 our selves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we 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 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 hand and seal, this 26th day of August 1970

WITNESSES:

James Mitchell (Seal.)

Martha Mitchell (Seal.)

(Seal.)

(Seal.)

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Return to:

*2022 Leticia Allen*  
*4141 35011*

TO

*145*  
*3.61*  
*3.74 502*

**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.

STATE OF

Shelby

COUNTY

I, \_\_\_\_\_ The undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that \_\_\_\_\_ James Mitchel and Martha Mitchel  
whose name 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, have executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August 19 70

Expires 1/28/71

*[Signature]* As Notary Public

STATE OF ALA. SHELBY CO.  
CLERK'S OFFICE  
THIS INSTRUMENT WAS FILED  
AUG 26 1970 11:34  
U.C.C. FILE NUMBER OR  
REC. EX. & PAGE AS SHOWN ABOVE  
CONFIDENTIAL  
JUDGE OF PROBATE