

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama }
Shelby County }

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration . DOLLARS

to the undersigned grantor W. C. and Francis Woodruff

in hand paid by Fred W. and Patsy Lucas

the receipt whereof is acknowledged We the said W. C. and Francis Woodruff

do hereby grant, bargain, sell and convey unto the said Fred W. and Patsy Lucas

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

Shelby County, Alabama, to-wit:

Beginning at the Northwest Corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 9, Township 19, Range 1, East, thence South 210 feet to the starting point of the following tract of land, which is hereby conveyed, thence East to the intersection of Harpersville-Calcis Public Road; thence South along said road 210 feet; thence West to the West boundary line of said forty acres; thence North 210 feet to the starting point, being a part of the Northeast Quarter of Northwest Quarter, Section 9, Township 19, Range 1, East.

TO HAVE AND TO HOLD Unto the said Fred W. and Patsy Lucas

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 hand S and seal,

this 12th day of June 1970

WITNESSES:

x W. C. Woodruff (Seal.)
x Francis Woodruff (Seal.)
(Seal.)
(Seal.)

BOOK 203 PAGE 939

I, Roy L. Grantham, a Notary Public in and for said County, in said State, hereby certify that W. C. and Francis Woodruff 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, They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June 1970
Roy L. Grantham As Notary Public
My commission expired 9/21/73

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
1971 FEB - 2 AM 11:18
JUDGE OF PROBATE
REC. BIC. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIDENTIAL

RETURN BOOK 203 PAGE 910
W. C. and Francis Woodruff
TO
Fred M. and Patsy Lucas
3357 - Bayview Ave SW
Blount
35221

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 recorded in Volume of Deeds at page, and examined.

9.45 Judge of Probate.
3.45