

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One _____ DOLLARS
and other valuable considerations

to the undersigned grantor S. W. Dice and wife Alice Mae Vice

in hand paid by Kenneth W. Duffey and wife Peggy R. Duffey

the receipt whereof is acknowledged to the said S. W. Dice and wife Alice Mae Dice

do grant, bargain, sell and convey unto the said Kenneth W. Duffey and wife Peggy R. Duffey

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

Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sect. 26,

Township 20 S. Range 3 West for a point of beginning; Thence continue

in a Southerly direction along the East boundary line of the NE $\frac{1}{4}$ of the

NE $\frac{1}{4}$ of Sect. 26, Twp. 20 S. Range 3 W., 105.0 feet; Thence turn an

angle of 90 deg. 43 min. to the right for a distance of 210.0 feet;

Thence turn an angle of 89 deg. 12 min. to the right for a distance

of 105.0 feet; Thence turn an angle of 90 deg. 43 min. to the right

for a distance of 210.0 feet more or less to a point of beginning.



19710407000012990 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Kenneth W. Duffey and wife Peggy R. Duffey

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 seals

this 1 day of February 1971

WITNESSES:

Sherald A. Rubin

S. W. Dice (Seal.)

Alice Mae (X) Dice (Seal.)

MARK.

_____ (Seal.)

_____ (Seal.)

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TO

Kenneth W. Duffey
Rt 1 Box 1111 Tellico

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

1.50
Judge of Probate.

3.95

State of ALABAMA

SHELBY

COUNTY



19710407000012990 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1971 12:00:00 AM FILED/CERT

I, THE UNDERSIGNED Justice of the Peace, a Notary Public in and for said County, in said State,
hereby certify that S. F. Rice and wife Alice M. Rice
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, have executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of February 19 71

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 APR -7 AM 10:36
U.C.C. FILE NUMBER CR
REC. BK. & PAGE AS SHOWN ABOVE
Conf. m. B. G.
JUDGE OF PROBATE

03 FILE 292 X008