

## STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Four thousand and Seven hundred and fifty and No/100-- DOLLARS

to the undersigned grantor Charles P. Minor and wife, Betty F. Minor

in hand paid by Leroy Drake and wife, Ethel B. Drake

the receipt whereof is acknowledged we the said Charles P. Minor and wife, Betty F. Minor

do grant, bargain, sell and convey unto the said Leroy Drake and wife, Ethel B. Drake

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

Shelby County, Alabama, to-wit:

Starting at the NW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 11, T24N, R13E; thence run South 0 deg. 17'W along the west line of said  $\frac{1}{4}$  Sec. a distance of 774.2' to a point on the South side of a gravel road; thence run N61 deg. 37'E a distance of 101.8'; thence run N 35 deg. 30'E a distance of 341.6' to a point; thence run N38 deg. 00'E a distance of 242.5' to a point being the point of beginning for the property herein conveyed; thence continue N38 deg. 00'E a distance of 90.0' to a point on the South side of Shelby County Road No. 6; thence run S 69 deg. 10'E a distance of 190.6'; thence run N88 deg 05'E a distance of 300.0'; thence run S83 deg. 25'E a distance of 269.8' to a point on the West side of Shelby County Road No. 67; thence run S28 deg. 50'W a distance of 533.5'; thence run N52 deg. 10'W a distance of 803.5' to the point of beginning. This land being and lying in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 11, T24N, R13E, Shelby County, Alabama and containing 5.0 acres, more or less.



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Shelby Cnty Judge of Probate, AL  
05/21/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Leroy Drake and wife, Ethel B. Drake

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 19th day of May, 1971.

WITNESSES:

*Warren B. Givley*

*Charles P. Minor* (Seal.)  
Charles P. Minor  
*Betty F. Minor* (Seal.)  
Betty F. Minor

(Seal.)

(Seal.)

5-00  
141  
6.4508

19710521000020160 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/21/1971 12:00:00 AM FILED/CERT

Return to: Levey Drake  
2401 Av. H  
Evans  
Birmingham, AL 35218

Charles P. Minor  
TO  
Levey Drake  
Ethel B. Drake

**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 Alabama  
SHELBY COUNTY

I, Warren G. Findley, a Notary Public in and for said County, in said State,  
hereby certify that Charles P. Minor and wife, Betty F. Minor  
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, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 1971  
Warren G. Findley As Notary Public  
Warren G. Findley

My commission expires 11-25-71

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Filed 5.00  
1971 MAY 21 AM 10:38  
U.C.C. FILE NUMBER OR  
REC. NO. & PAGE AS SHOWN ABOVE  
Levey Drake  
JUDGE OF PROBATE

418  
814  
257  
L52  
8008