

76/9

19730730000042560 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/30/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 Dollars (\$1.00) and other valuable considerations herein stated, to the undersigned George M. Limbaugh and wife, Alliene Limbaugh, herein referred to as Grantors, in hand paid by James Franklin Butts and wife, Jo Veazey Butts, herein referred to as Grantees, the receipt whereof is acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantees as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

All of the Northeast One-Fourth (NE $\frac{1}{4}$) of the Southwest One-Fourth (SW $\frac{1}{4}$) and the Northwest One-Fourth (NW $\frac{1}{4}$) of the Southeast One-Fourth (SE $\frac{1}{4}$) of Section 11, Township 20 South, Range 2 East, Shelby County, Alabama, lying South and West of the Chancellor's Ferry Road as now located and containing 46 acres, more or less.

TO HAVE AND TO HOLD UNTO the said Grantees 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.

BOOK 281 PAGE 537

I CERTIFY THIS INSTRUMENT WAS FILED

1973 JUL 30 11:10:09

BOOK 281 PAGE 538

I CERTIFY THIS INSTRUMENT WAS FILED

1973 JUL 30 11:10:09

U.C.C. FILE NUMBER OR RECORDING JURISDICTION

REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for said County, in said State, hereby certify that George M. Limbaugh and wife, Alliene Limbaugh, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day

My Commission expires May 15, 1974

Notary Public

Alliene Limbaugh

George M. Limbaugh

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 18 day of June.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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, except as herein stated.