

STATE OF ALABAMA

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other valuable consideration DOLLARS

to the undersigned grantor Norse D. Luker and wife, Martha B. Luker

in hand paid by Thomas C. Anderson and wife, Donna R. Anderson

the receipt whereof is acknowledged we the said Norse D. Luker and wife, Martha B. Luker

do grant, bargain, sell and convey unto the said Thomas C. Anderson and wife, Donna R. Anderson

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

Shelby County, Alabama, to-wit:

Lots 1 & 2, more particularly described as follows:

Lot #1: Begin at the southwest corner of the North-West quarter of the North-East quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a northerly direction along the west boundary of said quarter-quarter section 230.16 feet to the point of beginning; thence continue in a northerly direction along said west boundary 320.22 feet; thence turn 92 degrees and 11 minutes to the right in an easterly direction 309.94 feet; thence turn 90 degrees and 00 minutes to the right in a southerly direction 320.00 feet; thence turn 90 degrees and 00 minutes to the right in a westerly direction 297.74 feet to then point of beginning. EXCEPT a right-of-way for gas line, the center line as shown on plot drawing at the right.

Lot #2: Begin at the southwest corner of the North-West quarter of the North-East quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the south boundary of said quarter-quarter section 288.97 feet; thence turn 90 degrees and 00 minutes to the left in a northerly direction 230.00 feet; thence turn 90 degrees and 00 minutes to the left in a westerly direction 297.74 feet to intersection with the west boundary of said quarter-quarter section; thence in a southerly direction along said west boundary 230.16 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Thomas C. Anderson and wife, Donna R. Anderson

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant we lawfully seized in fee simple of said

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 seal,

this 1st day of April, 1974.

WITNESSES:

Norse D. Luker (Seal.)
Norse D. Luker

Martha B. Luker (Seal.)
Martha B. Luker

____ (Seal.)

____ (Seal.)



19740509000022530 1/2 \$.00

Shelby Cnty Judge of Probate, AL

05/09/1974 12:00:00 AM FILED/CERT

Return to

James E. Anderson
2133 Howe Ave. N. Apt
B'ham, 35216 *215*

TO.

10 20
11 45
11.45 *pb*

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.

Judge of Probate.

STATE OF ALABAMA

Shelby

COUNTY

I, *200* *756* *BOOK* Dorothy Henry, a Notary Public in and for said County, in said State,
hereby certify that Norse D. Luker and wife, Martha B. Luker
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 1st day of April 19 74.

Dorothy Henry As Notary Public
My commission expires *5/3/77*

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd 24 10.02
1974 JUL -9 AM 11:20
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll M. Bunker
JUDGE OF PROBATE



19740509000022530 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/09/1974 12:00:00 AM FILED/CERT