9 1000.00 43 hdm

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY County

Know All Men By These Presents,

That in consideration of ----TEN DOLLARS and 00/100----($10.00)----------DOLLARS

to the undersigned grantor OCIE A. HARDY, and wife, LODELL HARDY

in hand paid by FRANCES C. HARDY, A Single Woman

the receipt whereof is acknowledged WE the said GRANTORS

do grant, bargain, sell and convey unto the said GRANTEE

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

SHELBY County, Alabama, to-wit:

1979111900150660 1/2 $.00
Shelby Cnty Judge of Probate, AL
11/19/1979 12:00:00AM FILED/CERT

All that tract or parcel of land lying and being in the East ½ of the SW ¼ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, containing 1.0 acres, more or less and being more particularly descrided as follows: Beginning at the intersection of the North line of the SE ¼ of the SW¼ of said Section and the West Right-of-Way of County Road #61, thence Southeasterly along said West Right-of-Way a distance of 24 feet more or less to a point, thence South 29° West a distance of 277 feet to a point, thence North 37° 30' West a distance of 170 feet to a point at an 8" Elm Tree, thence North 29° East a distance of 277 feet to a point on tje said West Right-of-Way, thence Southeasterly a distance of 136 feet along same Western Right-of-Way to the Point of Beginning. And being a portion of that property conveyed to Ocie A. Hardy by a Warrenty Deed Recorded in Book 43, Page 16 Shelby County Records.

BOOK 323 PAGE 327

TO HAVE AND TO HOLD Unto the said FRANCES C. HARDY

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 US and for OUR heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that THEY 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 seaS

this 9th day of NOVEMBER 1979

WITNESSES:

Ocie A. Hardy (Seal.)

Lodell Hardy (Seal.)

(Seal.)

(Seal.)

Jim Walter homes, inc.
P. O. BOX 22601 1500 N. DALE MABRY HWY.
TAMPA, FLORIDA 33622

FORM 207-A

19791119000150660 2/2 $.00
Shelby Cnty Judge of Probate,AL
11/19/1979 12:00:00AM FILED/CERT

TO

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 recorded in Volume ..... of Deeds at page ....., and examined.

..... Judge of Probate.

BOOK 323 PAGE 328

State of ALABAMA

SHELBY **COUNTY**

I, THE UNDERSIGNED , a Notary Public in and for said County, in said State, hereby certify that OCIE A. HARDY and wife, LODELL HARDY whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of NOVEMBER 19 79

MY COMMISSION EXPIRES: 8-17-82 COUNTY OF STATE AT LARGE 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

1979 NOV 19 AM 9:38

Filed & Recorded
Rec. 3.00
Ind. 1.00
5.00

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622