

STATE OF ALABAMA

COUNTY OF SHELBY



19800701000072200 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
07/01/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty thousand and no/100 (\$30,000.00) and the assumption of the mortgage recorded in Vol. 379, pg. 532, Probate Office of Shelby County, Alabama

Dollars, and other valuable considerations, to the undersigned

grantors, Joseph D. Fletcher and wife, Sylvia Torres Fletcher,

Joseph P. Valenti, Jane K. Valenti and  
in hand paid by Mary E. Krieger,

the receipt whereof is acknowledged, we, the said Joseph D. Fletcher and  
wife, Sylvia Torres Fletcher, do grant, bargain, sell

and convey unto the said Joseph P. Valenti, Jane K. Valenti and

Mary E. Krieger as successive joint tenants, with right of

survivorship as hereinafter set out, the following described

real estate, situated in Shelby County, Alabama, to-

wit: Lot 29 Block 1 according to the survey of Selkirk, as

recorded in Map Book 6, page 163, in the Probate Office of

Shelby County, Alabama.

Subject to taxes for 1980.

Subject to restrictions, easements and agreements of record.

TO HAVE AND TO HOLD unto the said Joseph P. Valenti, Jane K. Valenti  
and Mary E. Krieger, as joint tenants, with the right of  
survivorship, successively, 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), upon  
the death of any one of said grantees the entire interest in said  
property shall vest in the two survivors, as joint tenants, with  
right of survivorship, and that upon the death of either of the  
said two survivors, the said property shall vest in the survivor  
of them and that the entire interest in fee simple shall pass to  
and vest in the last surviving grantees herein named, but if

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neither grantee named survives the other or others, such as in case of death in a common accident, 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, except above named, that we have a good right to sell and convey the same as aforesaid, that we will, 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 out hands and seals on this 27th day of June 19 80.

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1980 JUL -1 AM 8:38  
Deed 30.00  
Rec. 3.00  
Ind. 1.00  
34.00  
Joseph D. Fletcher (SEAL)  
JOSEPH D. FLETCHER  
Sylvia Torres Fletcher (SEAL)  
SYLVIA TORRES FLETCHER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

19800701000072200 Pg 2/2 .00  
Shelby Cnty Judge of Probate, AL  
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I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Joseph D. Fletcher and wife, Sylvia Torres Fletcher, 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 27th day of June 19 80.

[Signature]  
Notary Public for the State of Alabama