

78

(Name) Jack Bradley
1406 Forest Hills Drive
(Address) Holiday, Florida 33590

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 6-1-5 Rev. 3/62

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand, Two Hundred Fifty and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Myrtle Templin, an unmarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack Bradley and wife, Violet T. Bradley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

PARCEL TWO:

A part of the N 1/2 of SW 1/4 of Section 5, Township 21 South, Range 1 East Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the SW 1/4 of said Section 5 and run thence in a Westerly direction along the Northern boundary of said 1/4-1/4 Section a distance of 326.0 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction a distance of 150 feet to a point; thence turn to the left an angle of 89 deg. 15' and run Southerly a distance of 375.0 feet to a point, which said point is located on the Northern boundary of Bradley Court; thence turn to the left an angle of 90 deg. 45' and run Easterly a distance of 150 feet along the Northern boundary of Bradley Court to a point; thence turn to the left an angle of 89 deg. 15' and run Northerly a distance of 375.0 feet to point of beginning. The property here conveyed is otherwise described as Lot No. 7 of the Map of Bradley's Estates dated June 1969 and prepared by J. H. Seale, Land Surveyor.

Myrtle Templin is the surviving grantee in that certain deed recorded in Deed Book 266, Page 493, in Probate Office of Shelby County, Alabama; the other grantee, Leon M. Templin having died on or about the 16th day of January 1976.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, _____ have hereunto set my hand(s) and seal(s), this 26th day of March, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

Myrtle B Templin (Seal)
Myrtle Templin

1984 APR -2 PM 2:16 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Myrtle Templin, an unmarried widow 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 26th day of March, A. D., 19 84.

JACK T. ATCHISON
P. O. BOX 7

Garet F. Pearson

BOOK 354 PAGE 410

DEED TAX 1.50
REC 1.50
FEE 1.00
4.00

SHELBY COUNTY ASSOCIATED ETC. AGENT

LAWYERS TITLE INS. CORP.

JACK T. ATCHISON

P. O. BOX 7

Notary Public