

1268

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100----- DOLLARS

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

W.C. Billingsley, a widower

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

Billy W. Duke and Beverly C. Duke

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

County, Alabama to-wit:

Lot 16, First Addition to Triple Springs, Second Sector, as shown
by map recorded in the Probate Office of Shelby County, Alabama,
in Map Book 6, Page 155. Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

It is understood and agreed between grantor and grantees that any
dwelling house located on subject property is to be a minimum of
1400 square feet heated floor space.

\$5,000.00 of the above recited purchase price was paid from a
mortgage executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 15th
day of January, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1986 JAN 16 AM 10:10 (Seal)

JUDGE OF PROBATE

W.C. Billingsley (Seal)
W.C. Billingsley (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

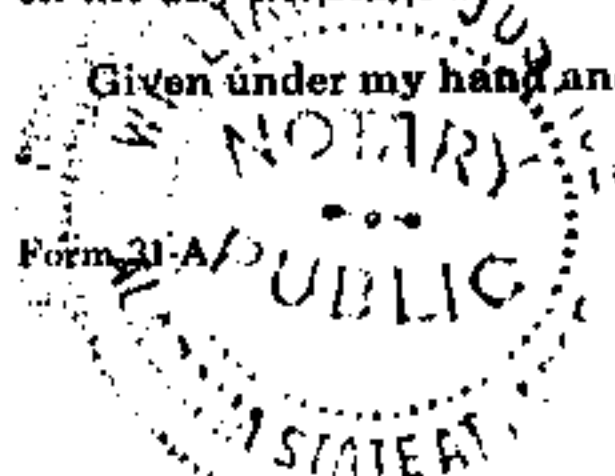
hereby certify that W.C. Billingsley, a widower

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 15th day of January, A. D., 19 86.



William R. Justice
Notary Public.

CONWILL & JUSTICE