

1893

This instrument was prepared by

(Name) DOUGLAS L. KEY, ATTORNEY
2100 11th Avenue North
(Address) Birmingham, Alabama 35234

Send Tax Notice To: JULIA AND WILLIAM JACKSON
name 3764 Haven View Ex
Hoover, AL 35226
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

(\$23,500.00)

SHELBY COUNTY That in consideration of Twenty Three Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BARBARA B. SKINNER, A MARRIED WOMAN, JULIA JACKSON, A MARRIED WOMAN, NATHAN RALPH BRADFORD, JR., AN UNMARRIED MAN, INDIVIDUALLY, AND NATHAN RALPH BRADFORD, JR. AS ADMINISTRATOR OF THE ESTATE OF NATHAN RALPH BRADFORD, SR. CASE#25-266 (herein referred to as grantors) do grant, bargain, sell and convey unto

JULIA JACKSON AND HUSBAND, WILLIAM D. JACKSON

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

SHELBY County, Alabama to-wit:

All of lots 1, 2, and 3, in Block B as shown by map and survey of College Park in the City of Columbiana, Alabama, Map of which is recorded in Map Book 3, Page 15, in the Probate Office of Shelby County, Alabama, Except the West 50 feet of said Lots, said lots being more particularly described as follows: Begin at the Intersection of the West Line of Arlington Street with the North line of Mildred Street or College Avenue in Columbiana, Alabama, and run along the West line of Arlington Street North 24 degrees 10 minutes West 150 feet; thence South 70 degrees West 98.3 feet; thence South 29 degrees and 54 minutes East 150 feet along the East line of a 3 foot pavement sidewalk to the North line of Mildred Street or College Avenue; thence along the same North 70 degrees East 83.3 feet to the point of beginning.

The hereinabove named grantors constitute all the Heirs at law of Nathan Ralph Bradford, Sr., deceased.

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (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, we have hereunto set OUR hand(s) and seal(s), this 9th day of December, 19 86

WITNESS:

Deed Tax 23.50
Rec 2.50
Ind 3.00
29.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JAN 27 PM 1:50
(Seal)

STATE OF ALABAMA

Thomas A. Cunningham, Jr.
JUDGE OF PROBATE

COUNTY

I, the undersigned BARBARA B. SKINNER, JULIA JACKSON, NATHAN RALPH BRADFORD, JR. AS ADMINISTRATOR OF THE ESTATE OF NATHAN RALPH BRADFORD, SR. hereby certify that AND NATHAN RALPH BRADFORD, JR. AS ADMINISTRATOR OF THE ESTATE OF NATHAN RALPH BRADFORD, SR. whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December A. D., 19 86

Alaine G. Hughes
Notary Public.