

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

3944

\$.55 Federal Stamps cancelled on this Deed

See mtg. 213
page 21

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ninety-five and 56/100 ----- Dollars to the undersigned grantor Mamie Broyles and W.O. Broyles in hand paid by Samuel Jennings and Georgia Ola Jennings, receipt whereof is acknowledged, and the execution of a purchase money mortgage in the amount of \$4704.44 securing the balance of purchase price, we the said Mamie Broyles and husband, W.O. Broyles, do grant bargain, sell and convey unto the said Samuel Jennings and Georgia Ola Jennings as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 19, Range 2 East, situated South and West of the right of way of the Central of Georgia Railroad Company.

Also, all that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, situated South and West of the right of way of the Central of Georgia Railroad Company.

Both tracts above described containing 35 acres, more or less.

Also the right to use the well located on the property of Sam L. Banks, Jr. which lies west of the above described property, and across the dirt road which runs along the West side of the above described property.

TO HAVE AND TO HOLD unto the said Samuel Jennings and Georgia Ola Jennings, 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 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 current taxes which grantees assume; and except as mentioned above; 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 hands and seals this 3 day of May, 1950.

Mamie Broyles (Seal)

W.O. Broyles (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Martha L. Jones, a Notary Public in and for said County in said State, hereby certify that Mamie Broyles and husband, W.O. Broyles 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 3 day of May, 1950.

Martha L. Jones, Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, Martha L. Jones, a Notary Public in and for said County, in said State, hereby certify that on the 3 day of May, 1950, came before me the within named Mamie Broyles known to me (or made known to me) to be the wife of the within named W O. Broyles 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, constraint, or threats on the part of the husband.

Given under my hand and official seal this 3 day of May, 1950.

Martha L. Jones, Notary Public

Filed in the office of the Probate Judge on the 4th day of May, 1950 at 10:00 A.M. and re corded in Deed

Record 142 on page 42, on this the 5 day of May, 1950.

STATE OF ALABAMA
SHELBY COUNTY

L.C. Walker, Judge of Probate

112
\$ 50 I hereby certify that
Privilege Tax
has been paid on this with-
in instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE
