

## WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

\$1.65 Federal Stamps cancelled on this Deed

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of Twelve Hundred Fifty and No/100 ---- Dollars to the undersigned grantor Clyde W. Strickland in hand paid by Roy E. Smith, Jr. and Mary Elizabeth Smith the receipt whereof is acknowledged, I the said Clyde W. Strickland, a widow do grant, bargain, sell and convey unto the said Roy E. Smith, Jr. and wife, Mary Elizabeth Smith as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 21 Township 22 Range 3 West, described as follows: Beginning at the SE corner of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section and run North along the East line of said 40 acres 560 feet to the point of beginning of the tract of land herein conveyed and run West and parallel with the South line of said 40 acres 362.3 feet to the center of what was originally Glenn Street as shown by map of North Highlands ( Now vacated), thence Northeast along the center of said Glenn Street 666 feet; thence South along East line of said 40 acres 36.6 feet to the SW corner of Lot 9 of said North Highlands survey (Now vacated), thence East along the South line of said Lot 9 and parallel with the South line of said 40 acres and of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 829.8 feet to the West line of King's Highway, thence SW along the West line of said highway 598 feet to the SE corner of Lot 5 of said North Highlands Survey, thence West along the South line of said Lot 5 and parallel with the South line of said N $\frac{1}{2}$  of NW $\frac{1}{4}$  of said Section, 505 feet to the point of beginning, and containing in all 9.51 acres more or less.

TO HAVE AND TO HOLD unto the said Roy E. Smith and Mary Elizabeth Smith as joint tenants, with right of survivorship, their heirs and assigns forever; it being the entention 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 herein does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself, and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1950 property tax assumed by the grantees herein; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 hand and seal, this 13th day of July, 1950.

Clyde W. Strickland (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, George W. Smith, a Notary Public in and for said County, in said State, hereby certify that Clyde W. Strickland, a 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 13th day of July, 1950.

George W. Smith as Notary Public

NOTARIAL SEAL

Filed in the office of the Probate Judge on the 17 day of July, 1950 at 8:00 A.M. and recorded in Deed Record Book 142 on page 290 this the 17 day of July, 1950.

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$1.20 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.

L. C. WALKER,  
JUDGE OF PROBATE

L.C. Walker, Judge of Probate