WARRENTY DEED WITH RIGHT OF SURVIVORSHIP \$2.20 Federal Stamps cancelled on this Dee

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty (\$20.00) and other valuable considerations, Dollars, to the undersigned grantor, M.W. Sullivan & his wife Texas Sullivan, in hand paid by Ernest V. Powers and Mary E. Powers, the receipt whereof is acknowledged, we the said M.W. Sullivan & his wife Texas Sullivan, do grant, bargain, sell and convey unto the said Ernest V. Powers and his wife Mary E. Powers, as joint tenats withe right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Begin at the intersection of the West line of the NEZ of the NWZ of Section 30, Township 19, Range 1 East, with the South line of Highway # 91, Run thence East 210 feet, thence South 420 feet, thence West 210 feet, thence North 420 feet to point of beginning, containing two acres (2) more or less, Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Ernest V. Powers and Mary E. Powers, 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 pas 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.

that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors ame to the said grantees, their heirs, a.

In Witness Whereof we have hereunto set gun hands and seals this 25th day of April, 1950.

STATE OF COUNTY that M.W. Sullivan (Seal)

STATE OF COUNTY that M.W. Sullivan (Seal)

Texas Sullivan (Seal) and aministrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

Witnesses:

M.B. Chappell

STATE OF ALA BAMA

JEFFERSON COUNTY

py Isw. I, M.B. Chappell, a Notary Public in anf for said County in said State, hereby certify that M.W. Sullivan and his wife, Texas Sullivan, 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 25th day of April, 1950.

SEAL

M.B. Chappell, Notary Public

STATE OF ALABAMA

JEFFERSON\_COUNTY

I. M.B. Chappell, a Notary Public in and for said County, in said State, hereby certify that on the 25th day of April, 1950. came before me the within named Texas Sullivan known to me to be the wife of the within named M.W. Sullivan, who, being examined separate and apart from the husband, touching her signature to the within conveyance, a cknowledged that she signed the same of her own free will and accord, and without fear, constraing or threats on the part of the husband.

iven under my hand and official seal this 25th day of April, 1950.

Seal

M.B. Chappell, Notary Public

Filed in the office of the Probate Judge on the 14 day of "ctober, 1950 at 10:00 A.M" and recorded in Deed Record 143 on page/31 this the 1 7 day of October, 1950.

L.C. Walker, Judge of Probate