

WARRANTY DEED

State of Alabama

See Mtg. 216
Page 453

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred and no/100 DOLLARS and the execution of a purchase money mortgage in the sum of ~~13400.00~~ to the undersigned grantor Mrs. Daisy Farrell in hand paid by Benjamin F. Holmes and Margaret Helen Holmes the receipt whereof is acknowledged I the said Mrs. Daisy Farrell, a widow, do grant, bargain, sell and convey unto the said Benjamin F. Holmes, and Margaret Helen Holmes, husband and wife, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 25, Township 19, Range 1 West, described as beginning at a point 330 feet West of the East line of the $SW\frac{1}{4}$ of $NW\frac{1}{4}$ of said Section 25, which point is 1270 feet South of the Florida Short Route Highway right of way, from which point of beginning run West parallel with the South line of such $SW\frac{1}{4}$ of $NW\frac{1}{4}$ 330 feet; thence North at right angle and parallel with the west line of Section 25 to such highway right of way; thence Northeasterly along such right of way to a point which is 330 feet West of the East line of $NW\frac{1}{4}$ of $NW\frac{1}{4}$, Section 25; run thence south 1270 feet to point of beginning.

Subject to 1951 taxes, and to right of way for transmission line in favor of Alabama Power Company, recorded in Deed Book 111, page 635 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Benjamin F. Holmes and Margaret Helen Holmes 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 here by 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 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 1951 taxes 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 1st day of February, 1951.

Mrs. Daisy Farrell (SEAL)

State of Alabama

Jefferson County

I, P. B. Brasher, a Notary Public in and for said County, in said State, hereby certify that Mrs. Daisy Farrell, 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 1st day of February, 1951.

P. B. Brasher

Notary Public

Filed in the office of the Probate Judge on the 9th day of February, 1951 at 10 o'clock A.M. and recorded in Deed Record 143 on page 562 on this the 22nd day of February, 1951.

L. C. Walker

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE