

#3269

56-26-0
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NO FEDERAL STAMPS CANCELLED ON THIS DEED

FORM 207-A—WARRANTY DEED, JOINT GRANTEE WITH SURVIVORSHIP

Printed and for sale by ZAC SMITH, BIRMINGHAM, ALA.

Deed of Correction

(J) State of Alabama

SHELBY
JEFFERSONX

County

Know All Men By These Presents,

That in consideration of Five and No/100 -----DOLLARS

to the undersigned grantor s, James H. Little and Nellogene Little

in hand paid by W. N. Buckner and Aleen Buckner, receipt whereof is acknowledged, and for the purpose of correcting that deed of grantors to grantees dated October 28, 1949 and recorded in Vol. 140, page 123, in the Probate Office of Shelby County, Alabama wherein the description ~~the receipt whereof is acknowledged-----the said~~ of property was defective, we the said

James H. Little and wife, Nellogene Little

do grant, bargain, sell and convey unto the said W. N. Buckner and Aleen Buckner

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 19 Range 1 West, more particularly described as follows: Beginning at the intersection of the North line of the Florida Short Route Highway right of way with the East line of said Section 26, and run North 420 feet, thence West 210 feet, thence south 420 feet to the highway right of way, thence East 210 feet to the point of beginning.

As a part of the consideration hereunder grantees assume and agree to pay the balance of indebtedness due under mortgage of James H. Little and Nellogene Little to American Life Insurance Company dated May 14, 1948 and recorded in Vol. 203, page 581, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said W. N. Buckner and Aleen Buckner,

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 state, county and city 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 seal, s

this 4th day of May, 1951

WITNESSES:

Helen O. Martin

James H. Little (Seal.)
James H. Little

Nellogene Little (Seal.)
Nellogene Little

----- (Seal.)

----- (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

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I, Helen O. Martin

hereby certify that

James H. Little and wife, Nellogene Little, a Notary Public in and for said County, in said State,

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

4th

day of

May

19 51

Helen O. Martin

As Notary Public

State of

ALABAMA

JEFFERSON

COUNTY

I, Helen O. Martin

do hereby certify that on the 4th day of

May

, 19 51, came before me

the within named Nellogene Little

known to me

to be the wife of the within named James H. Little

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, constraints, or threats on the part of

the husband.

Given under my hand and official seal this the 4th day of

May

19 51

Helen O. Martin

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY * I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 10 day of May 19 51 at 10 A M. and recorded in Deed Record Page 312 and the Mortgage Tax of — Deed Tax of — has been paid.

L.C. Walker Judge of Probate