

#4020  
\$5.50 Federal Stamp cancelled

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }  
SHELBY County }

\$5000

on this Deed

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand (\$1000.00) Dollars and other good and valuable consideration.

to the undersigned grantors Robert Lee McCluskey and Annie M. McCluskey

in hand paid by Thomas J. Arnold and wife Jessie Arnold

the receipt whereof is acknowledged we the said

Robert Lee McCluskey and wife Annie M. McCluskey:

do grant, bargain, sell and convey unto the said

Thomas J. Arnold and wife Jessie Arnold

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

SHELBY

County, Alabama, to-wit:

Commence at the Southwest corner of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 31, Township 18, South of Range 1 West; run thence East along the South line of said Section 120 feet; thence North and parallel with the West line of said Section to the South line of the Florida Short Route Highway right of way; run thence Westerly along the South line of said Highway to the West line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence South to point of beginning.

TO HAVE AND TO HOLD Unto the said Thomas J. Arnold and wife Jessie Arnold

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 1951 taxes, which the grantee herein agrees to assume and pay.

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 24<sup>th</sup> day of February, 1951.

WITNESSES:

Robert Lee McCluskey (Seal.)  
Annie M. McCluskey (Seal.)  
(Seal.)  
(Seal.)



State of ALABAMA  
JEFFERSON COUNTY

I, E. C. Wiginton a Notary Public in and for said County, in said State, hereby certify that Robert Lee McCluskey and wife Annie M. McCluskey 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 24<sup>th</sup> day of February, 1951.

E. C. Wiginton  
Notary Public.

State of ALABAMA  
JEFFERSON COUNTY

I, E. C. Wiginton a Notary Public in and for said County, in said State, hereby certify that on the 24 day of February, 1951 came before me the within named Annie M. McCluskey known to me (or made known to me) to be the wife of the within named Robert Lee McCluskey

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 24<sup>th</sup> day of February, 1951.

E. C. Wiginton  
Notary Public.

Filed in the Office of the Probate Judge on the 17 day of July 1951 at 10 o'clock PM  
and recorded in Deed Book 147 Page 258 this 25 day of July 1951.  
Deed Tax 5.00 Mortgage Tax        has been paid.

L. C. Walker, Judge of Probate