

#4354

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

State of Alabama }
SHELBY County }

3000.
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred (\$500.00) Dollars and other good and ~~DOLLARS~~ other good and valuable consideration.

to the undersigned grantor s J. C. Link and wife Mary Adell W. Link

in hand paid by C. W. Rouse and wife Helen C. Rouse

the receipt whereof is acknowledged we the said J. C. Link and wife Mary Adell W. Link

do grant, bargain, sell and convey unto the said C. W. Rouse and wife Helen C. Rouse

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

SHELBY County, Alabama, to-wit:

That part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 5, Township 20, Range 1 East, lying East of the Calera Public Road, containing 30 acres more or less, the Calera road being the established line.



TO HAVE AND TO HOLD Unto the said C. W. Rouse and wife Helen C. Rouse

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 taxes for the year of 1951 which the grantees herein agree 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 18th day of July, 1951.

WITNESSES:

J. C. Link (Seal.)
(J. C. Link)
Mary Adell W. Link (Seal.)
(Mary Adell W. Link)
(Seal.)
(Seal.)

BOOK 147 PAGE 539
BY COUNTY OF ALABAMA
L. C. WALKER, JUDGE OF PROBATE
ment as required
paid on the with
agreed that
I hereby certify

State of ALABAMA
JEFFERSON COUNTY

I, S. C. Wiginton a Notary Public in and for said County, in said State,
hereby certify that J. C. Link and wife Mary Ade
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 18th day of July, 1951
S. C. Wiginton
Notary Public.

State of ALABAMA
JEFFERSON COUNTY

I, S. C. Wiginton a Notary Public in and for said County, in said State,
hereby certify that on the 18th day of July, 1951 came before me
the within named Adell W. Link known to me
(or made known to me), to be the wife of the within named J. C. Link
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 18th day of July, 1951
S. C. Wiginton
Notary Public.

Filed in the office of the Probate Judge on the 11 day of Aug 19 51 at 11 o'clock A M.
and recorded in Deed Book 147 Page 538 this 12 day of Aug 19 51.
Deed Tax 3.00 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate