

4723

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

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty and no/100 (\$50.00) - - - - - DOLLARS

to the undersigned grantor s, A. P. Murphy and Dorothy F. Murphy

in hand paid by Henry C. Bialas and Dorothy Bialas

the receipt whereof is acknowledged we the said A. P. Murphy and Dorothy F. Murphy

do grant, bargain, sell and convey unto the said Henry C. Bialas and Dorothy Bialas

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

Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the NW 1/4 of NE 1/4, Section 11, Township 19, Range 2 West, Shelby County, Alabama, thence South along the West line of said forty 733 2/3 feet, thence East 798 feet, more or less, to the West margin of the right of way of what is known as the Opossum Hollow Road, thence Southwesterly along the western margin of the right of way of said road 150 feet, more or less, to what was formerly known as the William G. Jones property and to the Southwest corner of the property now owned by said A. P. Murphy and Dorothy F. Murphy, thence West 768 feet, more or less, to the Western line of said forty, being a point at the Southwest corner of said Murphy property, thence North along the West line of said forty 150 feet, ~~more or less~~, to the point of beginning, containing 2 3/4 acres, more or less.

TO HAVE AND TO HOLD Unto the said Henry C. Bialas and Dorothy Bialas

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.

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,
this 4th day of September, 1951.

WITNESSES:

_____ (Seal.)
_____ (Seal.)
_____ (Seal.)
_____ (Seal.)

State of ALABAMA

Jefferson COUNTY

I, S. C. Wiginton a Notary Public in and for said County, in said State, hereby certify that A. P. Murphy and wife, Dorothy F. Murphy 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 5th day of September, 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 _____ day of September, 1951, _____ came before me the within named Dorothy F. Murphy known to me (or made known to me), to be the wife of the within named A. P. Murphy

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 5th day of September, 1951.

S. C. Wiginton
Notary Public.

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

Filed in the Office of the Probate Judge on the 12 day of Sept 19 51 at 10 o'clock PM
and recorded in Deed Book 148 Page 232 this 14 day of Sept 19 51.
Deed Tax 50 Mortgage Tax _____ has been paid.

L.C. Walker, Judge of Probate