

1176

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 Lessie Beasley, a widow

in hand paid by Jack P. Comer and wife, Sarah K. Comer

the receipt whereof is acknowledged I the said Lessie Beasley

do grant, bargain, sell and convey unto the said Jack P. Comer and Sarah K. Comer

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

Shelby County, Alabama, to-wit:

3 acres of land in square in SW corner of
NW 1/4 of SW 1/4 of Section 15, Township 22,
Range 2 West.

TO HAVE AND TO HOLD Unto the said Jack P. Comer and Sarah K. Comer

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 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.

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 31 day of December, 1952.

WITNESSES:

Lessie Beasley (Seal.)

State of Alabama }
Shelby COUNTY }

I, Hazel Butterwood Green a Notary Public in and for said County, in said State,

hereby certify that Lessie Beasley, 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 31st day of December, 1952.

Hazel Butterwood Green
Notary Public.

Filed in the office of the Probate Judge on the 1 day of Jan 1952 at 8 o'clock
and recorded in Book 150 Page 247 this 2 day of Jan 1952.
Deed Tax .50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

hereby certify that on the day of the within named came before me known to me

aw. instrument been paid I hereby HELBY E OF