

1418

\$.55 Federal Stamp cancelled

500.

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

(J)
State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 ----- DOLLARS
and other good and valuable consideration
to the undersigned grantor Sarah Viola Hatcher

in hand paid by Harry J. Sarkiss and M. Mildred Sarkiss

the receipt whereof is acknowledged we the said Sarah Viola Hatcher and husband,
Ruby Hatcher

do grant, bargain, sell and convey unto the said Harry J. Sarkiss and M. Mildred Sarkiss

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

Shelby County, Alabama, to-wit:

All of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25, Township 19, Range 3 West, except 1 acre located in the SW corner of said quarter-quarter section, said one acre being more particularly described as follows: Begin at the southwest corner of said quarter-quarter section; run East along the south line of said quarter-quarter section 420 feet, thence North 105 feet; thence West parallel to the south line of said quarter-quarter section 420 feet; thence south 105 feet to the point of beginning; mineral and mining rights excepted.

And for the same consideration the grantors herein do hereby remise, release, quit claim and convey unto the grantees herein all of the right, title, interest and claim the grantors have or may have in and to said one acre situated in the southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 19, Range 3 West.

TO HAVE AND TO HOLD Unto the said Harry J. Sarkiss and M. Mildred Sarkiss

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 seals,

this 12TH day of January, 1952

WITNESSES:

Sarah Viola Hatcher (Seal.)
Sarah Viola Hatcher
Ruby Hatcher (Seal.)
Ruby Hatcher
(Seal.)
(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

BOOK

150

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I, _____ a Notary Public in and for said County, in said State, hereby certify that Sarah Viola Hatcher and husband, Ruby Hatcher 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

day of

January, 1952

Notary Public.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, John E. Gammon, a Notary Public in and for said county, in said state hereby certify that on the 12th day of January, 1952, came before me the within named Sarah Viola Hatcher, known to me to be the wife of the within named Ruby Hatcher, 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, threats or constraints on the part of the husband.

Given under my hand and official seal, this the 12th day of January, 1952.

John E. Gammon
Notary Public

My Commission Expires June 28, 1954

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 50 Privilege Tax
has been paid on the with-
in instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 16 day of Jan 1952 at 8 o'clock A M
and recorded in Deed Book 150 Page 484 this 23 day of Jan 1952.
Deed Tax 50 Mortgage Tax _____ has been paid.

L.C. Walker, Judge of Probate