

2064

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REVISED 2-46

BOOK 151 PAGE 425

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 Four Thousand and no/100 (\$4,000.00) - - - - - DOLLARS

to the undersigned grantor s, Frank Alverson and wife, Minnie Alverson

in hand paid by Fred C. Schnell and wife, Vesta Love Jones Schnell

the receipt whereof is acknowledged we the said Frank Alverson and Minnie Alverson

do grant, bargain, sell and convey unto the said Fred C. Schnell and Vesta Love Jones Schnell

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

Shelby

County, Alabama, to-wit:

That portion of the NW 1/4 of NW 1/4 of Section 18, Township 22, Range 2 West, described as follows: Commence at the Southeast corner of said forty, run thence West along the South line of said forty 480 feet for a point of beginning, thence in a northwesterly direction to the Northwest corner of said forty, thence in a Southerly direction to the Southwest corner of said forty, thence East to the point of beginning. Containing 14 acres, more or less. Also, a portion of the SW 1/4 of NW 1/4 of Section 18, Township 22, Range 2 West, described as follows: Commence at the Northeast corner of said forty, run thence West along the North line of said forty 480 feet for a point of beginning, from said point of beginning run West to the Northwest corner of said forty, thence South to the Calera Road, also known as the Spring Creek Road, thence in a Southeasterly direction along said road to a white oak tree near the W. R. Alexander house, thence in a northeasterly direction to the point of beginning. Containing 9 acres, more or less. Also, that portion of the SE 1/4 of NE 1/4 of Section 13, Township 22, Range 3 West, lying north of said Calera or Spring Creek Road, containing 2 acres, more or less. Also, all that part of the NE 1/4 of NE 1/4 of Section 13, Township 22, Range 3 West, lying north of said Calera or Spring Creek Road, except five acres on the West side thereof, which exception is described as follows: Commence at the Northwest corner of said NE 1/4 of NE 1/4 of said Section 13, and run South 676 feet, more or less, to the Calera or Spring Creek Road, thence in a Southeasterly direction along said road 384 feet, thence North 931 feet, more or less, to the North line of said forty, thence West to the point of beginning, containing 30 acres, more or less. That portion of the SW 1/4 of NW 1/4 of said Section 18 conveyed herein is bound on the East by a lane which separates said land from what is known as the W. R. Alexander land, now owned by M. S. Smith, the lane being the line between said two properties.

TO HAVE AND TO HOLD Unto the said Fred C. Schnell and Vesta Love Jones Schnell

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 29th day of February, 1952.

WITNESSES:

Wm. G. Hudley

Frank Alverson (Seal.)
Frank Alverson

Minnie Alverson (Seal.)
Minnie Alverson

(Seal.)

(Seal.)

BOOK 151 PAGE 426
State of ALABAMA
SHELBY COUNTY

I, Warren G. Findley a Notary Public in and for said County, in said State,
hereby certify that Frank Alverson and wife, Minnie Alverson
whose name s 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 29th day of February, 1952.

Warren G. Findley
Notary Public,
State at Large for Alabama

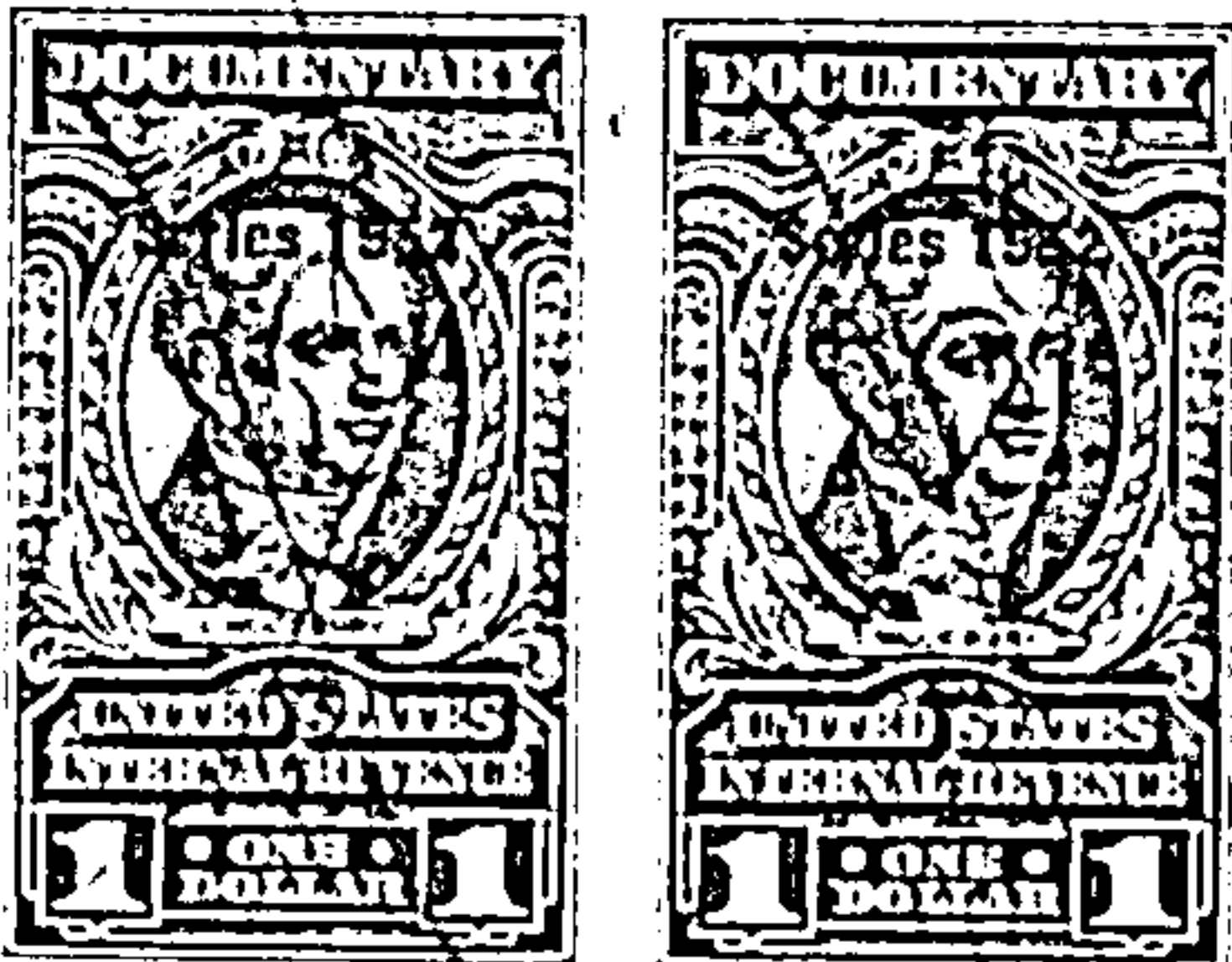
State of ALABAMA
SHELBY COUNTY

I, Warren G. Findley a Notary Public in and for said County, in said State,
hereby certify that on the 29th day of February, 1952 came before me
the within named Minnie Alverson known to me
(or made known to me), to be the wife of the within named Frank Alverson

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 29th day of February, 1952.

Warren G. Findley
Notary Public,
State at Large for Alabama.



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.00 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 3 day of May 19 52 at 8 o'clock
and recorded in Book 151 Page 426 this 5 day of May 19 52.
Deed Tax 1.00 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate