

2246

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

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other valuable consideration,

~~XXXXXX~~

to the undersigned grantors W. T. Booth and wife, Emory Booth

in hand paid by James Alfred Lambert and wife, Willie Lee Lambert

the receipt whereof is acknowledged we the said W. T. Booth and wife, Emory Booth,

do grant, bargain, sell and convey unto the said James Alfred Lambert and wife, Willie Lee Lambert,

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

Shelby County, Alabama, to-wit:

A part of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 20, Range 3 West, more particularly described as follows:

Beginning at the Southeast corner of said Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and run South 89° 15' West along the South line of said Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 114 feet to the point of beginning; thence continue South 89° 15' West along the South line of said Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 135 feet; thence turning an angle to the right run North 46° 43' West a distance of 100.9 feet more or less to the South side of the Montevallo and Helena Public Road; thence run North 44° 18' East along the South side of said Montevallo-Helena Public Road a distance of 137 feet; thence turning an angle to the right run in a Southeasterly direction and in a straight line a distance of 200 feet more or less to the point of beginning on the South side of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 21, Township 20, Range 3 West.

Also the right to construct a water line under a four-foot strip of land described as commencing at the Southeast corner of the Northeast Quarter of Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 20, Range 3 West, and thence run South 89° 15' West a distance of 37.33 feet to the point of beginning; thence continue South 89° 15' West a distance of 76.7 feet; thence turning an angle to the right run North 46° 43' West a distance of 4 feet; thence run North 89° 15' East a distance of 76.7 feet more or less to the East line of that certain Lot conveyed by W. T. Strickland and wife, Lucille Strickland, to W. T. Booth, in Deed Book 149, on page 61, in the office of the Judge of Probate of Shelby County, Alabama; thence run South 4° 51' East a distance of 4 feet more or less to the point of beginning.

TO HAVE AND TO HOLD Unto the said James Alfred Lambert and wife, Willie Lee Lambert

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 12th day of March 1952

WITNESSES:



W. T. Booth (Seal.)
Emory Booth (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, Mildred M. Son a Notary Public in and for said County, in said State, hereby certify that W. T. Booth and wife, Emory Booth 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 12th day of March 1952.

Mildred M. Son

Notary Public.

State of ALABAMA

JEFFERSON COUNTY

I, Mildred M. Son a Notary Public in and for said County, in said State, hereby certify that on the 12th day of March 1952 came before me the within named Emory Booth known to me (or made known to me), to be the wife of the within named W. T. Booth

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 12th day of March 1952.

Mildred M. Son

Notary Public.

Filed in the office of the Probate Judge on the 12 day of March 1952 at 8 o'clock P. M.
and recorded in Book 151 Page 533 this 14 day of March 1952.
Deed Tax 5.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate