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BOOK 152 PAGE 57

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

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON

County

That in consideration of Two hundred fifty and no/100 (\$250.00) DOLLARS
and the execution and delivery of a mortgage to secure a balance of \$850.00.

to the undersigned grantor W. F. Welch, an unmarried man

in hand paid by James Bearden & wife Ruth McLean Bearden

the receipt whereof is acknowledged I the said W. F. Welch, an unmarried man

do grant, bargain, sell and convey unto the said James Bearden & Ruth McLean Bearden

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

Shelby County, Alabama, to-wit:

Commencing at the NE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 20, Range 2 West and run South 22 deg. 30 min. West to the South boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; run thence in a Westerly direction along the south boundary of said quarter-quarter section to the SW corner thereof; run thence in a Northerly direction along the West side of said quarter-quarter section to NW corner thereof; run thence in an Easterly direction along the Northern boundary of said quarter-quarter to point of beginning, containing 30 acres, more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said James Bearden and Ruth McLean Bearden

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 day of 17th March, 1952

WITNESSES:

W. F. Welch (Seal.)

State of

ALABAMA

JEFFERSON

COUNTY

I, INGRAM BEASLEY a Notary Public in and for said County, in said State, hereby certify that W. F. Welch, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, 1952

Ingram Beasley
Notary Public.

Filed in the office of the Probate Judge on the 20 day of Mar 1952 at 8 o'clock A M
and recorded in Book 152 Page 57 this 25 day of Mar 1952.
Deed Tax. 50 Mortgage Tax 1.35 has been paid.

L.C. Walker, Judge of Probate