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#3.85 Federal Stamp

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BOOK 152 PAGE 184  
6M-7-50  
REVISED 2-46

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 Ten Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Gerald Clifford Shogren, sometimes heretofore known as Gerald C. Shogren, and wife, Marie Brown Shogren,  
in hand paid by L. O. Brown and Vernie Brown

the receipt whereof is acknowledged we the said Gerald Clifford Shogren and wife, Marie Brown Shogren

do grant, bargain, sell and convey unto the said L. O. Brown and Vernie Brown

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

Shelby County, Alabama, to-wit:

Begin at a point where the southwesterly right of way line of Alabama State Highway No. 25 intersects with the southerly right of way line of an alley leading from said highway to the old Methodist parsonage lot, and run along said alley north, 37 minutes east, 105.71 feet; thence west 212.38 feet to the east right of way of L & N Railroad; thence south, 20 degrees and 19 minutes east, along said right of way 223.25 feet to a ditch; thence north, 80 degrees and 2 minutes east, 94.18 feet to the westerly right of way line of said Alabama Highway No. 25; thence north, 25 degrees and 07 minutes east, 119.78 feet to the point of beginning; all being in Columbiana, Shelby County, Alabama, and being in the SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 26, Township 21, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said L. O. Brown and Vernie Brown

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, s  
this 21<sup>st</sup> day of March, 1952.

WITNESSES:

Gerald Clifford Shogren  
By Marie Brown Shogren (Seal.)  
As his Attorney in Fact  
Marie Brown Shogren (Seal.)  
Marie Brown Shogren

State of ALABAMA  
SHELBY COUNTY }

I, Karl G. Harrison a Notary Public in and for said County, in said State,  
hereby certify that Marie Brown Shogren  
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 21 day of March, 1952.

Karl G. Harrison  
Notary Public. fr

STATE OF ALABAMA  
SHELBY COUNTY

I, Karl G. Harrison, a Notary Public in and for said County, in said State, hereby certify that Marie Brown Shogren, whose name as Attorney in Fact 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, in her capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of March, 1952.

Karl G. Harrison  
Notary Public fr

Filed Mar. 25, 1952. 10AM - Recd For 3.50 paid