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REVISED 2-46

152 PAGE 474

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 One Hundred Dollars and other good and valuable consideration, DOLLARS

to the undersigned grantor Pearl Daviston, a widow

in hand paid by John A. Snow and Ruth Snow

the receipt whereof is acknowledged I the said Pearl Daviston

do grant, bargain, sell and convey unto the said John A. Snow and Ruth Snow

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

Shelby

County, Alabama, to-wit:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 22, Range 3 West, except the west 157 $\frac{1}{2}$ yards and except the east 55 yards of said forty acres.

TO HAVE AND TO HOLD Unto the said John A. Snow and Ruth Snow,

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 5th day of April, 1952

WITNESSES:

Wm. M. Elliott
Geneva Giddy



Pearl Daviston (Seal.)
Pearl Daviston

(Seal.)
(Seal.)
(Seal.)

State of ALABAMA

COUNTY

I,

a Notary Public in and for said County, in said State,

hereby certify that Pearl Daviston, a widow

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

5th day of April, 1952

Notary Public

Filed in the office of the Probate Judge on the 19 day of Apr 1952 at 10 o'clock P.M.
and recorded in Book 152 Page 474 this 23 day of Apr 1952.
Deed Tax 1.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

hereby certify that on the

day of

came before me

the within named

known to me