

3321 5.50 Federal Stamps Cancelled on this deed.

BOOK 153 PAGE 312
GM-7-51
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 - - - - -Five Thousand and No/100 - - - - -DOLLARS

to the undersigned grantor K. L. Harkins

in hand paid by Allen K. Harris and wife, Jimmie Frances Harris,

the receipt whereof is acknowledged we the said K. L. Harkins and wife, Dovie V. Harkins,

do grant, bargain, sell and convey unto the said Allen K. Harris and wife, Jimmie Frances Harris

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

Shelby

County, Alabama, to-wit:

Lots 10, 11 and 12 in Block 1, according to Mullins Addition to Helena, as recorded in Map Book 3, page 56, in the Office of the Judge of Probate of Shelby County, Alabama, being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, reserving and excepting from this conveyance the minerals and mining rights and privileges; subject, however, to the Transmission Line Permit granted Alabama Power Company by instrument recorded in Volume 129, page 129, in said Probate Office and to the lien for ad valorem taxes assessed against the property hereby conveyed which will be due October 1, 1952;

TO HAVE AND TO HOLD Unto the said Allen K. Harris and wife, Jimmie Frances Harris

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., except as above stated,

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. except as above stated.

In Witness Whereof, we have hereunto set our hand s and seal, s
this 30 day of May, 1952.

WITNESSES:

K. L. Harkins (Seal.)
K. L. Harkins

(Seal.)

Dovie V. Harkins (Seal.)
Dovie V. Harkins

State of ALABAMA

JEFFERSON

COUNTY

I, Richard S. Riley

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

K. L. Harkins and wife, Dovie V. Harkins
hereby certify that

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 30 day of May, 1952.

Richard S. Riley
Notary Public.

Filed in the office of the Probate Judge on the 31 day of May 1952 at 8 o'clock A.M.
and recorded in Book 153 Page 312 this 2 day of June 1952.
Deed Tax 5.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate