

3561

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 and no/100 (\$10.00) - - - - - DOLLARS

to the undersigned grantors, Goldie Lee Marquess and husband, Claude Marquess
in hand paid by Jim Marquess and Mary Nell Marquess
the receipt whereof is acknowledged we the said Goldie Lee Marquess and Claude Marquess
do grant, bargain, sell and convey unto the said Jim Marquess and Mary Nell Marquess
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A tract of land situated in the SE 1/4 of NW 1/4 of Section 20, Township 22, Range 2 West, Shelby County, Alabama, more particularly described as follows: begin at the southwest corner of said forty and go in a northerly direction along the west line thereof 42 feet; thence in an easterly direction and parallel with the south line of said forty to a point on the west margin of the Spring Creek Road, which point is 90 feet northwest of the intersection of the south line of said forty with the west margin of said road as measured along said west margin; thence North 52° West 413 feet to a point on the east margin of said road which point is the point of beginning of the property hereby conveyed; thence North 44° 50' West along the east margin of said road 186.5 feet to a point; thence North 48° 30' East 180.5 feet to a point; thence South 42° East 187.0 feet to a point; thence South 49° West 171.0 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Jim Marquess and Mary Nell Marquess

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 14th day of June, 1952.

WITNESSES:

Goldie Lee Marquess (Seal.)
Goldie Lee Marquess
Claude Marquess (Seal.)
Claude Marquess
(Seal.)
(Seal.)

State of ALABAMA

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SHELBY

COUNTY

I,

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

hereby certify that Goldie Lee Marquess and husband, Claude Marquess

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

28 day of June, 1952.

Notary Public.

State of ALABAMA

SHELBY

COUNTY

I,

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

hereby certify that on the 28 day of June, 1952

came before me

the within named Goldie Lee Marquess

known to me

(or made known to me), to be the wife of the within named

Claude Marquess

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

28 day of June, 1952.

Notary Public.

NOTARY PUBLIC
STATE OF ALABAMA
SHELBY COUNTY
J. L. WALKER
JUNE 28 1952
RECORDED
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Filed in the office of the Probate Judge on the 28 day of June 1952 at 8 o'clock P M
and recorded in Book 153 Page 553 this 2 day of 1952.
Deed Tax 30 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate