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2325.00

BOOK 154 PAGE 266

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 Hundred (\$500.00) Dollars and other good and valuable consideration.

to the undersigned grantor W. D. Osborn and wife

in hand paid by C. H. Cheshire and wife Madge Cheshire

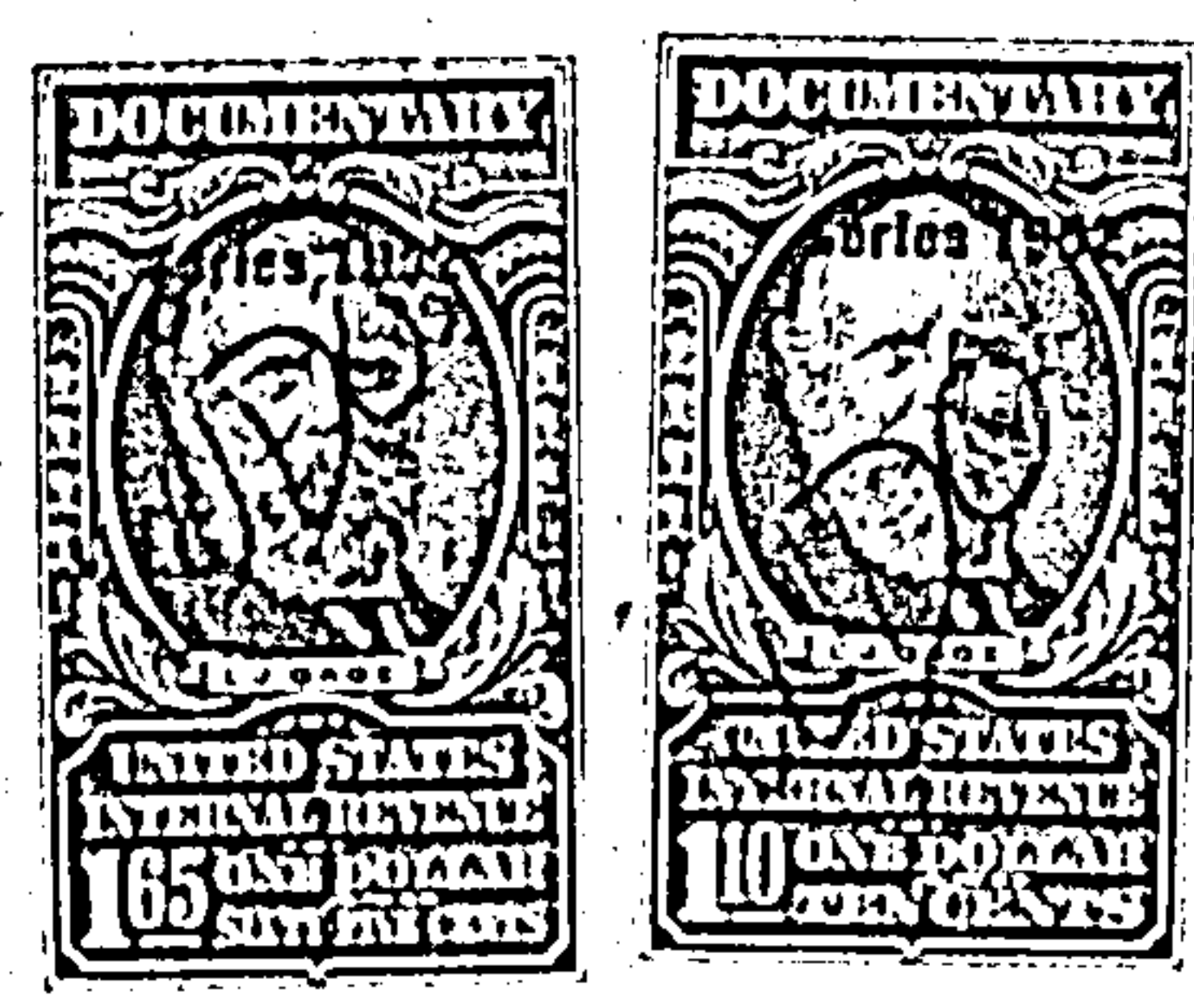
the receipt whereof is acknowledged we the said

W. D. Osborn and wife

do grant, bargain, sell and convey unto the said

C. H. Cheshire and wife Madge Cheshire

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



SHELBY County, Alabama, to-wit:

All South of the Highway of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , and all of E $\frac{1}{2}$  of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 23, Township 19, Range 1 East, in Shelby County, Alabama. Minerals and mining rights excepted

*Not less than 31 Acres*

TO HAVE AND TO HOLD Unto the said C. H. Cheshire and wife Madge Cheshire

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 seals

this 30 day of July 1952

WITNESSES:

*W. D. Osborn* (Seal.)  
*Alene Osborn* (Seal.)

State of ALABAMA }  
SHELBY COUNTY }

I, *M. Q. Crowe* a Notary Public in and for said County, in said State,

hereby certify that W. D. Osborn and wife

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 July 1952

*M. Q. Crowe*  
Notary Public.

Filed in the office of the Probate Judge on the 31 day of July 1952 at 8 o'clock P.M.  
and recorded in Book 154 Page 266 this 1 day of Aug 1952.  
Deed Tax 2.50 Mortgage Tax — has been paid.  
L.C. Walker, Judge of Probate