

4077

\$ 3500.00 value

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 One Thousand Five Hundred and no/100 (\$1,500.00) - - @ DOLLARS and other valuable considerations,
to the undersigned grantor, E. L. Hawkins
in hand paid by V. D. Cooper and Cora Belle Wilson Cooper
the receipt whereof is acknowledged we the said E. L. Hawkins and wife, Dora Hawkins
do grant, bargain, sell and convey unto the said V. D. Cooper and wife, Cora Belle Wilson Cooper
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest quarter of the Northeast Quarter of Section 7, Township 18, Range 1 East, from said corner run South 42 degrees 30 minutes west 1,875 feet to the Southwest corner of the Northwest quarter of the Northeast quarter; then continue South 42 degrees 30 minutes West 550 feet; thence North 47 degrees 30 minutes West 1,025 feet; thence North 42 degrees 15 minutes East 1,410 feet to the North boundary of the Northeast quarter of the Northwest quarter; thence North 87 degrees 30 minutes East along the North boundary line of the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter 1,430 feet to the point of beginning, being a part of the Northeast quarter of the Northwest quarter, Southeast quarter of the Northwest quarter, and the Northwest quarter of the Northeast quarter, all in Section 7, Township 18, Range 1 East, and containing 45 acres; also, the Northwest diagonal half of the Northwest quarter of Section 7, Township 18, Range 1 East, and the Southeast quarter of Section 12, Township 18, Range 1 West; also the South half of the West 216 feet of the Southwest quarter of Section 7, Township 18, Range 1 East, containing approximately six and one-half acres.



TO HAVE AND TO HOLD Unto the said V. D. Cooper and Cora Belle Wilson Cooper

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, excepting 1952 taxes;

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.

Warranted subject to 1952 taxes aforesaid.

In Witness Whereof, we have hereunto set our hands and seal,
this 5th day of August, 1952.

WITNESSES:
[Signature]

E. L. Hawkins (Seal.)
(E. L. Hawkins)
Dora Hawkins (Seal.)
(Dora Hawkins)

(Seal.)

(Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, O. P. Hallinan a Notary Public in and for said County, in said State, hereby certify that E. L. Hawkins and wife, Dora Hawkins 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, 5th day of August, 1952.

O. P. Hallinan

Notary Public.

Filed in the office of the Probate Judge on the 15 day of Aug 1952 at 8 o'clock PM
and recorded in Deed Book 154 Page 243 this 20 day of Dec 1952.
Deed Tax 3.50 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate