

100

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama }
JEFFERSON County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100----- DOLLARS
and for the purpose hereinafter recited

to the undersigned grantor s Newton S. Chamblee and wife, Mona G. Chamblee

in hand paid by Henry Lee Hamilton and wife, Bertha Lee Hamilton

the receipt whereof is acknowledged we the said Newton S. Chamblee and wife, Mona G. Chamblee

do grant, bargain, sell and convey unto the said Henry Lee Hamilton and wife, Bertha Lee Hamilton

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

Shelby County, Alabama, to-wit:

All that tract of land lying and being southeast of the Central of Georgia Railroad's southern most right of way in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 32, Township 17, Range 1 East, less and except a three(3) acre triangular shaped tract thereof previously conveyed to Ollie Isbell, said triangular shaped tract lying and being in the corner formed by the intersection of Southerly right of way line of said Central of Georgia Railroad and the South line of said Quarter-Quarter Section, containing 8 acres, more or less and also all that tract of land lying and being Northwest of the Central of Georgia Railroad's right of way (Northernmost) and West and Southwest of Sid Lee Highway in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17, Range 1 East, less and except a 2 acre tract thereof sold by Sallie Isbell and husband, Mart Isbell, to Russell Ritch and wife, Lucy Ritch, by deed dated Sept 28, 1946; also less and except the part thereof conveyed by Carl R. Isbell and wife, Bernice Isbell to E. A. Lokey ~~AND WIFE, MARTHA LOKEY~~ by deed recorded in Deed Book 140, Page 414, in the Probate Office of Shelby County, Alabama; also less and except the part thereof conveyed conveyed to John W. Bailey and wife, Bessie L. Bailey by deed recorded in Deed Book 137, Page 571, in the aforesaid Probate Office; said tract herein conveyed containing 19 $\frac{1}{2}$ acres more or less. (It is the purpose and intention of this deed to convey 27 $\frac{1}{2}$ acres more or less, all in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 32, Township 17, Range 1 East, Shelby County, Alabama).

This conveyance is made subject to that certain mortgage held by Elbert C. Shannon recorded in Mortgage Book 216, Page 145, in the Probate Office of Shelby County, Alabama, with principal balance due as of August 21, 1952, of \$856.63, which the grantees herein, as part of the consideration for this conveyance, hereby assume and agree to pay.

This instrument is given for the purpose of correction error in description in that certain deed between the same parties hereto recorded in Deed Book 155, Page 172, in the Probate Office of Shelby County, Alabama, and the warranties of this instrument shall not extend beyond the date of the instrument which it is intended to correct, viz: Sept. 8, 1952.

TO HAVE AND TO HOLD Unto the said Henry Lee Hamilton and wife, Bertha Lee Hamilton

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 lawfully seized in fee simple of said premises; that they are free from all encumbrances. except as set out above

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 3rd day of October, 1952.

WITNESSES:

Newton S. Chamblee (Seal)
Mona G. Chamblee (Seal)
(Seal)
(Seal)

State of ALABAMA

JEFFERSON

COUNTY

I, H. Bozeman Daniel

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

hereby certify that Newton S. Chamblee and wife, Mona G. Chamblee

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 3rd day of October, 1952.

H. Bozeman Daniel

Notary Public.

Filed in the office of the Probate Judge on the 7 day of Oct 1952 at 8 o'clock AM
and recorded in Deed Book 155 Page 475 this 8 day of Oct 1952
Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate