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#.55 Federal Stamp

500.00 BOOK 156 PAGE 381

6M-7-50
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 Ten Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor R. M. Lester and wife, Bernice H. Lester

in hand paid by Ralph McEwen and Peggy L. McEwen

the receipt whereof is acknowledged we the said

R. M. Lester and wife, Bernice H. Lester

do grant, bargain, sell and convey unto the said Ralph McEwen and Peggy L. McEwen.

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

Shelby

County, Alabama, to-wit:

All that part of the NE $\frac{1}{2}$ of SW $\frac{1}{2}$ of Section 11, Township 20, Range 1 West lying northeast of the Columbiana-Chelsea paved road and north of the Raytown road.

TO HAVE AND TO HOLD Unto the said Ralph McEwen and Peggy L. McEwen,

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 13th day of November, 1952.

WITNESSES:

R. M. Lester (Seal.)
R. M. Lester
Bernice H. Lester (Seal.)
Bernice H. Lester

State of ALABAMA

SHELBY

COUNTY

I, *Harold C. Harrison*

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

hereby certify that R. M. Lester and wife, Bernice H. Lester

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 13th day of November, 1952

Harold C. Harrison
Notary Public

State of

COUNTY

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

Filed in the office of the Probate Judge on the 13 day of Nov 1952 at 10 o'clock A.M.
and recorded in Book 156 Page 381 this 20 day of Nov 1952.
Deed Tax: 50 Mortgage Tax: has been paid.

L.C. Walker, Judge of Probate

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.