

1561

\$ 770 Federal Loan

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 SEVEN THOUSAND AND NO/100 DOLLARS

to the undersigned grantors D. G. Hughes and wife, Ethel D. Hughes

in hand paid by James B. Crawford, III and wife, Patricia Crawford

the receipt whereof is acknowledged we the said
D. G. Hughes and Ethel D. Hughes

do grant, bargain, sell and convey unto the said
James B. Crawford, III and Patricia Crawford

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

Shelby County, Alabama, to-wit:

All of that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, which lies South and Southeast of the old Selma and Shelby Iron Works dirt road; the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, and all that part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 23, which lies South and Southeast of the old Selma and Shelby Iron Works dirt road, all in Township 22 South, Range 2 West, Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said James B. Crawford, III and Patricia Crawford

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 17th day of January 1953

WITNESSES:

D. G. Hughes (Seal.)

Ethel D. Hughes (Seal.)

(Seal.)

(Seal.)

I, Eunica Dumas, a Notary Public in and for said County, in said State, hereby certify that D. G. Hughes and wife, Ethel D. Hughes 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 17th day of January 1953
Eunica Dumas
Notary Public.

I, Eunica Dumas a Notary Public in and for said County, in said State, hereby certify that on the 17th day of January 1953 came before me the within named Ethel D. Hughes known to me (or made known to me), to be the wife of the within named D. G. Hughes 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 17th day of January 1953
Eunica Dumas
Notary Public.

7.70
2.00
1.25
15.95