

2535

seventy 227 page 94
\$2.20 Federal Tax

WARRANTY DEED, JOINT RIGHT OF SURVIVORSHIP, FORM A - ALA. TITLE & ABSTRACT CO., BIRMINGHAM, ALA., AGENTS FOR LOUISVILLE TITLE INSURANCE CO.

BOOK 159 PAGE 35

\$100.00 1953

State of Alabama }
SHELBY COUNTY }

Know All Men By These Presents,

See

That in consideration of ONE HUNDRED and no/100 - - - (\$100.00) - - - - - DOLLARS and other valuables to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, CHARLEY M. GANN AND WIFE, VIOLA N. GANN (herein referred to as grantors) do grant, bargain, sell and convey unto JIMMIE WILLIAMS AND WIFE, CLAUDIA WILLIAMS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

Commencing at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 2 West, and run West along the Mid-Section line 165 feet to point of beginning, thence run South parallel to the Section line 1531 feet, more or less, to the Northern boundary line of the Calera-Columbiana Highway, thence Westerly along said boundary line 165 feet, thence North parallel to the Section line 1515 feet, more or less, to the Mid-Section line, thence East along said Mid-Section line 165 feet to point of beginning.



TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except 1953 taxes

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 that I (we) will, at any time hereafter, at the expense and request of the said grantees, their heirs and assigns, make all such further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may be reasonable required.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 7th day of April, 1953.

WITNESS:

Charley M. Gann
Viola M. Gann
Viola N. Gann

State of ALABAMA }
JEFFERSON COUNTY }

I, JAMES T. JOHNSON, JR., a Notary Public in and for said County, in said State, hereby certify that CHARLEY M. GANN AND WIFE, VIOLA N. GANN whose name 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

7th day of

April

, 1953.

James T. Johnson, Jr.
Notary Public.

Filed in the office of the Probate Judge on the 8 day of April 1953 at 3 o'clock P.M.
and recorded in Book 159 Page 75 this 8 day of April 1953.
Deed Tax 50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate