

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 Two Hundred and Twenty five dollars (\$225.00) DOLLARS

to the undersigned grantor William F. Cornelius and wife N. A. Cornelius

in hand paid by Quillie Wydeman and wife Clara Bell Wydeman

the receipt whereof is acknowledged we the said William F. Cornelius and wife N. A. Cornelius

do grant, bargain, sell and convey unto the said Quillie Wydeman and wife Clara Bell Wydeman

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

Shelby County, Alabama, to-wit:



Begin at a Point in the NE¹/₄ of SE¹/₄, Section 12, Township 19, Range 2 West which point is the corner of the Hopper land and is on the East line of Cahaba Valley Road 990 feet South of the North line of such NE¹/₄ of SE¹/₄, Section 12, run thence northeasterly along the East line of such road 71 feet; thence East parallel with the South line of N¹/₄ of S¹/₂, Section 7, Township 19, Range 1 West 465 feet; thence South at a right angle 66 feet; thence West at a right angle to the point of beginning, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Quillie Wydeman and wife Clara Bell Wydeman

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 seal,

this 8th day of December, 1952

WITNESSES:

Edward A. Hooks
L. C. Walker

William F. Cornelius (Seal.)
N. A. Cornelius (Seal.)
(Seal.)

State of Alabama

Jefferson COUNTY

I, Harold W. Montgomery

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

hereby certify that William F. Cornelius and wife, N. A. Cornelius

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 December 1952

Notary Public, Jefferson County, Alabama.
My commission expires Sept. 26, 1955.
Bonded by American Surety Co. of N. Y.

Harold W. Montgomery
Notary Public.

State of

Filed in the office of the Probate Judge on the 16 day of Apr 19 53 at 8 o'clock P M
and recorded in Book 134 Page 462 this 23 day of Apr 1953.
Deed Tax - 50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate

came before me

the within named