

2852

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 Five Hundred and no/100(\$7,500.00) - - - - - DOLLARS

to the undersigned grantor s, Mary Peters and Ella Peters, (who constitute the sole heirs at law and next of kin of Joseph L. Peters and wife Ella Peters, deceased)  
in hand paid by B. L. Owen and Loma I. Owen

the receipt whereof is acknowledged we, the said Mary Peters, a single woman and Ella Peters, a single woman

do grant, bargain, sell and convey unto the said B. L. Owen and Loma I. Owen

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



Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of Section 23, Township 21, Range 1 West, and run thence westerly along the South line of said Section 23, a distance of 456 feet, more or less, to a point at the back of the curb on the West side of Main Street in Columbiana, Alabama; run thence North .02 degrees and 30 minutes West along the back of said curb line on the West side of Main Street a distance of 651 feet to a point of beginning, of the lot hereby conveyed, said point being the Northeast corner of said lot and being marked by an iron pin driven in the ground at the back of the curb line on the West side of said Main Street; run thence Westerly along a line at an angle of 89 degrees and 17 minutes to the left from the back of said curb line and point of beginning, a distance of 224 feet to an iron pin set in line with a fence and hedgerow; run thence Southerly along said fence and hedgerow a distance of 138.5 feet, more or less, to a fence corner, marked by a fence post located on the North side of Sterrett Street at a point 233 feet West of the Northwest corner of the intersection of the West line of Main Street and at the North margin of Sterrett Street; run thence in an Easterly direction along the North margin of Sterrett Street, a distance of 233 feet to the Northwest corner of the intersection of West margin of Main Street and the North margin of Sterrett Street; run thence North .02 degrees and 30 minutes West along the back curb line on the West side of Main Street, a distance of 138 feet, more or less, to an iron pin marking a point of beginning of the lot hereby conveyed, and being a part of the Southeast fourth of the Southeast fourth of Section 23, Township 21, Range 1 West, and situated in the Town of Columbiana, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said B. L. Owen and Loma I. Owen

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, except a paving assessment in the amount of \$365.00 which is owed to the Town of Columbiana and which grantees hereby assume, 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 25th day of June, 1953.

WITNESSES:



Mary Peters (Seal.)  
Mary Peters  
Ella Peters (Seal.)  
Ella Peters  
(Seal.)  
(Seal.)



State of ALABAMA  
SHELBY COUNTY

I, Mary Lee Mahaffey a Notary Public in and for said County, in said State,  
hereby certify that Mary Peters, a single woman, and Ella Peters, a single woman  
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 25<sup>th</sup> day of June, 1953.

Mary Lee Mahaffey  
Notary Public.

State of  
COUNTY

I, a Notary Public in and for said County, in said State,  
hereby certify that on the day of came before me  
the within named known to me  
(or made known to me), to be the wife of the within named

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 day of

Notary Public.

STATE OF ALABAMA  
SHELBY COUNTY  
I do hereby certify that  
this instrument has been  
filed for record with  
the probate judge  
of this county  
L.C. WALKER,  
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 27 day of June 1953 at 8 o'clock A. M.  
and recorded in Deed Book 161 Page 105 this 2 day of July 1953  
Deed Tax 1.50 Mortgage Tax        has been paid.  
L.C. Walker, Judge of Probate