

3892

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 Twenty-three hundred and fifty (\$2350.00) DOLLARS

to the undersigned grantors Grady M. Ellison and Gladys Marveline Hughes Ellison

in hand paid by A.H. Caddell and wife Cleo A. Caddell

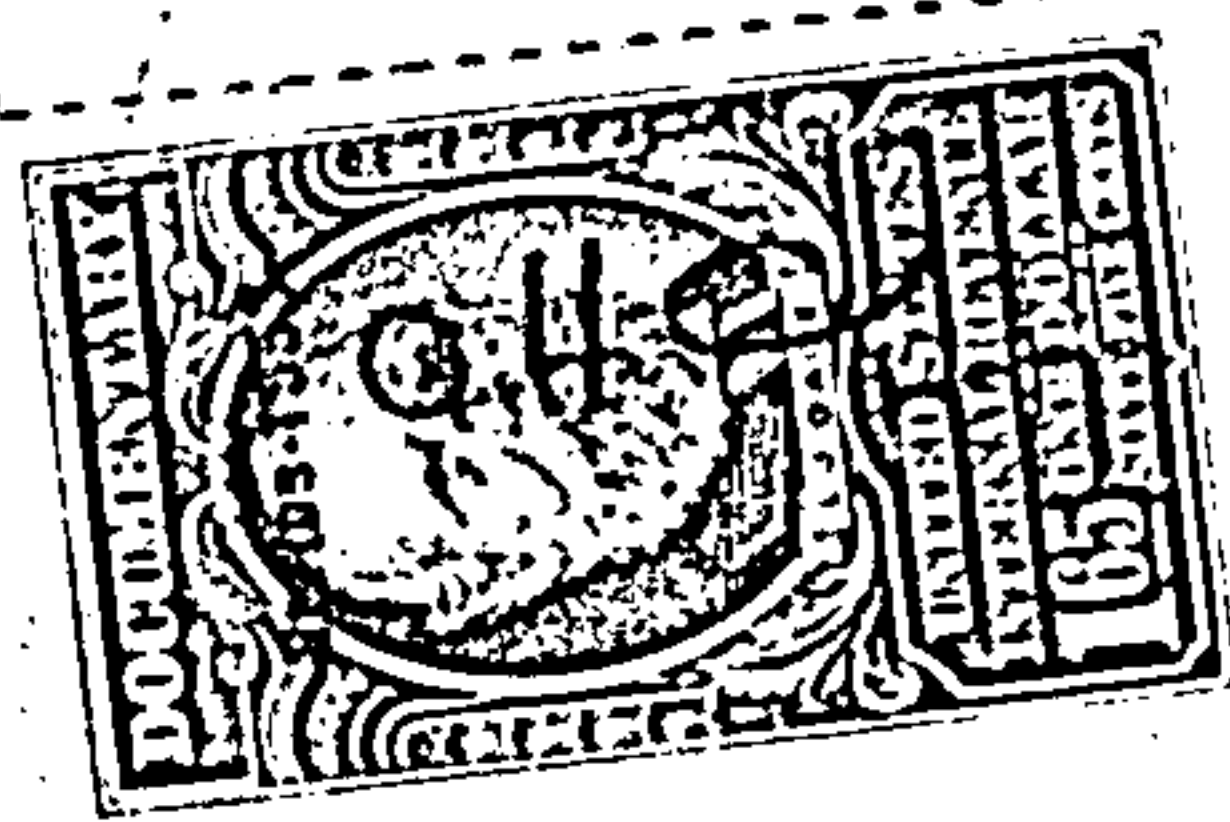
the receipt whereof is acknowledged we the said Grady M. Ellison and Gladys
Marveline Hughes Ellison

do grant, bargain, sell and convey unto the said A.H. Caddell and wife Cleo A. Caddell

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

Shelby County, Alabama, to-wit:

Part of the Northeast Quarter(NEL-4)of the southwest quarter(SWL-4) of the
northwest quarter(NWL-4)of section two(2), township twenty-four(24), range
thirteen(13) east, being part of tract number five hundred eighty-four(584)
of the survey of the Calera Land Company's property as made by G.B. Pickett
and recorded in the office of the Judge of Probate of Shelby County, Ala.,
and more particularly described as follows: Begin at the Northeast corner of
the Southwest quarter(SWL-4) of the Northwest Quarter(NWL-4) of said sec
two, and run West 282 feet to a point on the West side of the new State
highway between Birmingham and Montgomery; thence South 31 degrees East a-
long said right of way of the new highway 199 feet to the point of beginning
of the lot hereby conveyed; thence continue South 31 degrees East along said
right of way 115.7 feet; thence South 48 degrees and 35 min. west 116 feet
to the East side of the old highway; thence North 43 degrees west along said
old highway 161 feet; thence north 67 degrees 30 min. east 146.6 feet to the
point of beginning of the lot hereby conveyed. This is the same identical
property that was conveyed to the grantors herein on 30th day of November
1951 by Otis Samons and wife, Icema Samons and Carl Samons and wife, Desmer
Samons by Deed that is recorded in Volume 149 page 463 in Probate Judge's
Office in Shelby County, Ala.



TO HAVE AND TO HOLD Unto the said A.H. Caddell and wife
Cleo A. Caddell

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 premis-
es; 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 hand S and seal, S
this 23rd day of May, 1953.

WITNESSES:



Grady M. Ellison (Seal.)
Gladys Marveline Hughes Ellison (Seal.)
(Seal.)
(Seal.)

State of Ala. }
Shelby COUNTY }

I, Warren G. Findley a Notary Public in and for said County, in said State,
hereby certify that Grady M. Ellison and Gladys Marveline Hughes Ellison
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 23rd day of May, 1953.

Warren G. Findley
Warren G. Findley, Notary Public.

State of Alabama }
Shelby COUNTY }

I, Warren G. Findley, a Notary Public in and for said County, in said State,
hereby certify that on the 23rd day of May, 1953 came before me
the within named Gladys Marveline Hughes Ellison known to me
~~(or made known to me)~~, to be the wife of the within named Grady M. Ellison

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 23rd day of May, 1953.

Warren G. Findley
Warren G. Findley Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
L. C. WALKER
JUDGE OF PROBATE
has been paid on the within
instrument as required
by law.

6.45
2.50
1.30
508

Filed in the office of the Probate Judge on the 2 day of July 1953 at 4 o'clock P M
and recorded in Book P 161 Page 162 this 3 day of July 1953.
Deed Tax 2.50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate