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GM-4-53  
REVISED 2-46

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

(J)  
State of Alabama }  
JACKSON SHELBY County }

KNOW ALL MEN BY THESE PRESENTS, *bal 3500*

That in consideration of One Thousand and No/100 ----- DOLLARS

to the undersigned grantor L. L. Snyder

in hand paid by Howard Kenneth Mitchell and Naomi Spruiel Mitchell, receipt whereof is acknowledged, and the execution of a purchase money mortgage in the amount of \$3500.00 securing balance of purchase price, ~~the receipt whereof is acknowledged~~ we the said L. L. Snyder and wife, Ola K. Snyder

do grant, bargain, sell and convey unto the said Howard Kenneth Mitchell and Naomi Spruiel Mitchell

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

SHELBY County, Alabama, to-wit:

A lot in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 9, Township 19, Range 1 West, described as follows: Beginning at a point on the north line of the said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 9, Township 19, Range 1 West 188 feet west of the Northeast corner of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence run West along said North line for 100 feet, ~~feet; thence run left 90° for 315.8 feet; thence run left 90° for 328.4 feet; thence run left 90° for 290.7 feet; thence run left 68° 50' for 284.6 feet to the point of beginning, containing 2.5 acres, more or less~~ *L.L.S.* to the east side of county road; thence run left 39° along the East side of said county road for 315.8 feet; thence run left 90° for 328.4 feet; thence run left 90° for 290.7 feet; thence run left 68° 50' for 284.6 feet to the point of beginning containing 2.5 acres, more or less.



TO HAVE AND TO HOLD Unto the said Howard Kenneth Mitchell and Naomi Spruiel Mitchell

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 current state, county and city taxes which grantees assume; and except as mentioned above;

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, s

this 20<sup>th</sup> day of June, 1953

WITNESSES:

*L L Snyder* (Seal.)  
L. L. Snyder

Ola K. Snyder (Seal.)

*Ola K Snyder* (Seal.)

(Seal.)

State of ALABAMA  
JEFFERSON COUNTY

I, Walter Fletcher

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

hereby certify that L. L. Snyder and wife, Ola K. Snyder 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 20<sup>th</sup> day of June, 1953

Walter Fletcher

Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Walter Fletcher

, a Notary Public in and for said County, in said State hereby certify that on the 20<sup>th</sup> day of June, 1953, came before me the within named Ola K. Snyder, known to me to be the wife of the within named L. L. Snyder 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, threats or constraints on the part of the husband.

Given under my hand and official seal, this the 20<sup>th</sup> day of June, 1953.

Walter Fletcher

Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 1.00 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 11 day of July 1953 at 8 o'clock A M.  
and recorded in Deed Book 161 Page 214 this 16 day of July 53  
Deed Tax 1.00 Mortgage Tax        has been paid.

L.C. Walker, Judge of Probate