

238 4.95 Fed. Term

GM-6-52
REVISED 2-46

BOOK 162 PAGE 516

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 Forty Five Hundred & 00/100 (\$4,500.00) - - - - - DOLLARS

to the undersigned grantor Vassie V. Butler and husband J. F. Butler

in hand paid by James Gerald Green and wife Charlsie Mae Green

the receipt whereof is acknowledged we the said Vassie V. Butler and husband J. F. Butler

do grant, bargain, sell and convey unto the said James Gerald Green and wife Charlsie Mae Green

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

County, Alabama, to-wit:

The $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 16 Township 20 Range 2 West except right of way conveyed to A. B. & A. R.R. by deed recorded in deed book 36 page 252.

TO HAVE AND TO HOLD Unto the said James Gerald Green and wife Charlsie Mae Green

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 seals,

this 29 day of September, 1953

WITNESSES:

Vassie V. Butler (Seal.)
Vassie V. Butler
J. F. Butler (Seal.)
J. F. Butler

State of

SHELBY

COUNTY

I, W. M. Rush

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

hereby certify that Vassie V. Butler and husband J. F. Butler

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 29th day of September

W. M. Rush

Notary Public.

Filed in the office of the Probate Judge on the 12 day of Oct 19 53 at 5 o'clock P M
and recorded in Book P 162 Page 516 this 15 day of Oct 19 53.
Deed Tax 4.50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate