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275 Fed. dtms

162 5275500.00 2500

REVISED 2-46

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

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

see mtg 225

page 416

SHELBY County

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations

to the undersigned grantor H. E. Hollon

in hand paid by Joseph C. Sargeant, Jr. and Mary Martha Sargeant

the receipt whereof is acknowledged we the said H. E. Hollon and wife Mary B. Hollon

do grant, bargain, sell and convey unto the said

Joseph C. Sargeant, Jr. and Mary Martha Sargeant

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

the Town of Calera, Shelby County, Alabama, to-wit:

Beginning on the West side of 13th Street at a point 100 feet South of the Southwest intersection of 17th Avenue and 13th Street, being the Southeast corner of a lot formerly known as John Black's lot; run thence South along the West side or boundary of 13th Street a distance of 100 feet; thence West 125 feet; thence North 100 feet; thence East 125 feet to 13th Street, the point of beginning, which said tract is also known as Lots 4 and 5 in Block 2, according to J. H. Dunstan's Survey and Map of the Town of Calera, Alabama.

This conveyance is made subject to that certain mortgage from H. E. Hollon and wife to Jefferson Federal Savings & Loan Association as recorded in Mtg. Book 225, at Page 416, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Joseph C. Sargeant, Jr. and Mary Martha Sargeant,

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 as above and taxes for the year 1953;

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 30th day of September, 1953.

WITNESSES:

Handwritten signatures of H. E. Hollon and Mary B. Hollon with dotted lines for witnesses and seals.

State of ALABAMA }
ELMORE COUNTY }

I, Merrill C. Wall, a Notary Public in and for said County, in said State, hereby certify that H. E. Hollon and wife Mary B. Hollon 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 30th day of September, 1953.

Merrill C. Wall

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 hereby certify that \$2.50 Mortgage Tax has been paid on the within instrument as required by law.
L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 13 day of Oct 19 53 at 8 o'clock P. M.
and recorded in Book 162 Page 527 this 15 day of Oct 19 53.
Deed Tax 2.50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate