

398

BOOK 163 PAGE 85

5500 see mtg 329 394

GM-6-52 REVISED 2-46

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 One Thousand and No/100 - - - - - DOLLARS
And the execution of a Purchase Money Mortgage, in the amount of \$4500.00.

to the undersigned grantor Gertie Howard, a married woman

in hand paid by Jesse J. Tyler and wife, Nettie Tyler

the receipt whereof is acknowledged we the said Gertie Howard and husband,
George D. Howard, Sr.

do grant, bargain, sell and convey unto the said Jesse J. Tyler and wife, Nettie Tyler

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

SHELBY County, Alabama, to-wit: Begin at a point which

is the NW corner of the W. M. Mathis land where such lands touch the Columbiana Calera Public Highway; thence West along said highway approximately 1254 feet; thence South approximately 370 feet; thence East approximately 1050 feet; thence North approximately 950 feet to point of beginning containing 13 acres more or less and being in Section 22 Township 22 Range 2 West, being the same lands conveyed by R. L. Comer to J. W. Burgess on January 21, 1928.

The above described tract is more accurately described on plat made by J. R. McMillen from survey in March 1936 as follows:

Beginning at the intersection of the West boundary of the NW 1/4 of NE 1/4 of Section 22 Township 22 Range 2 West with the South boundary of the Calera-Columbiana Highway; run thence South 3 deg 30' East 225 feet to the SW corner of said NW 1/4 of NE 1/4 of said Section 22. Continue thence in the same direction 138 feet; run thence North 86 deg East 461.5 feet; run thence North 82 deg. 45' East 533 feet, run thence North 3 deg 30' West 950 feet to the Southern boundary of said highway; run thence South 52 deg 45' West along the South boundary of said highway 1194.6 feet to point of beginning.

Also one acre beginning at the SE corner of the above described tract and running South 72 yards; thence West 72 yards; thence North 72 yards; thence East 72 yards to point of beginning.

TO HAVE AND TO HOLD Unto the said Jesse J. Tyler and wife, Nettie Tyler

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 year tax.

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,

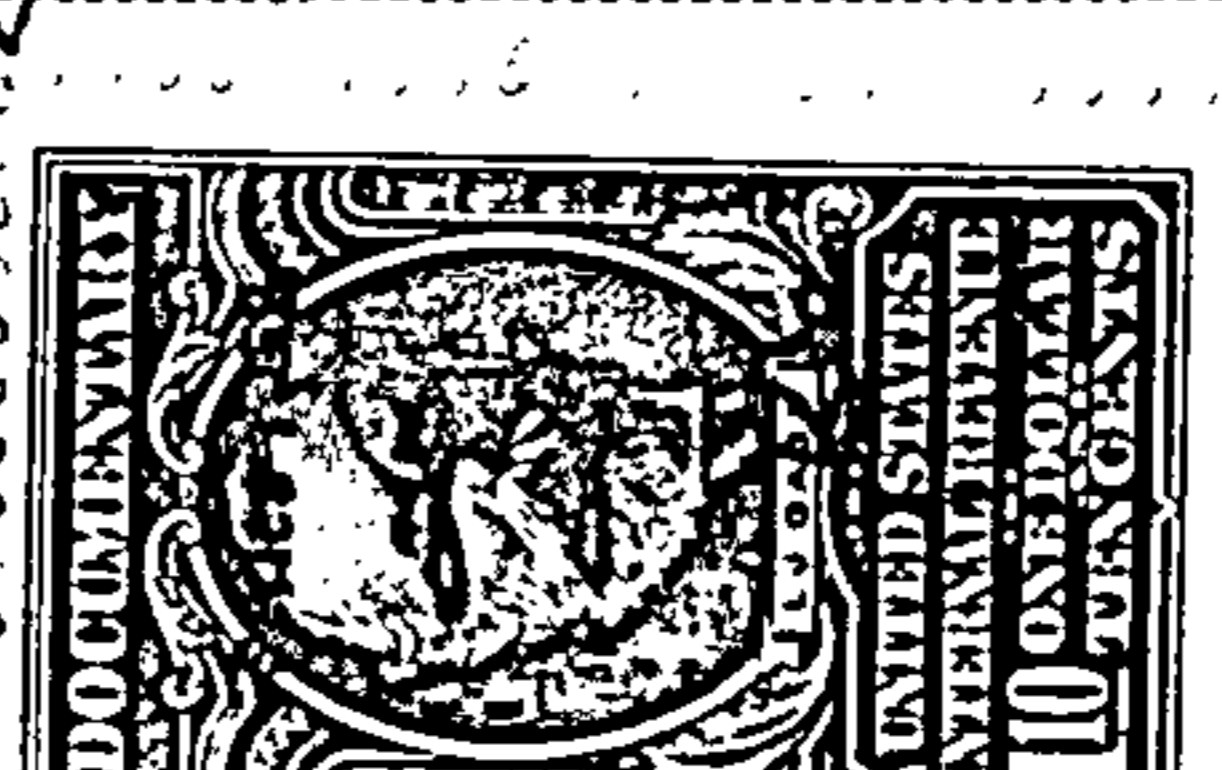
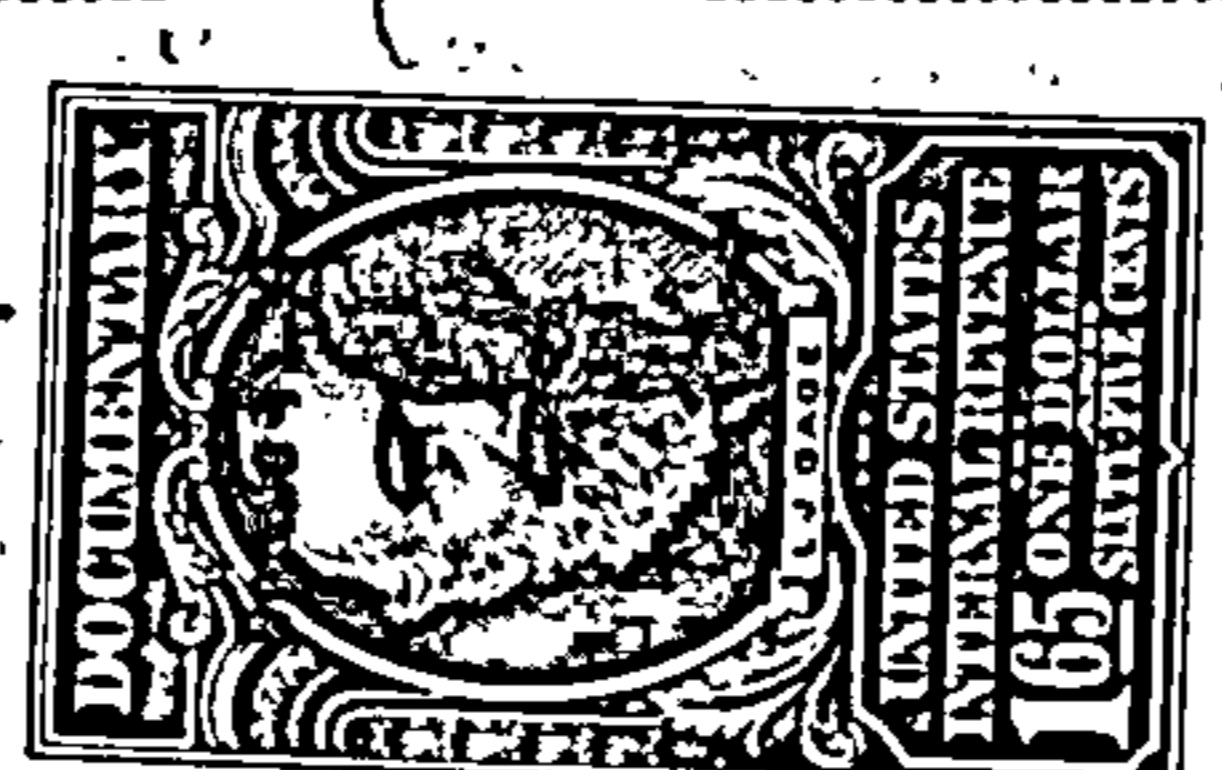
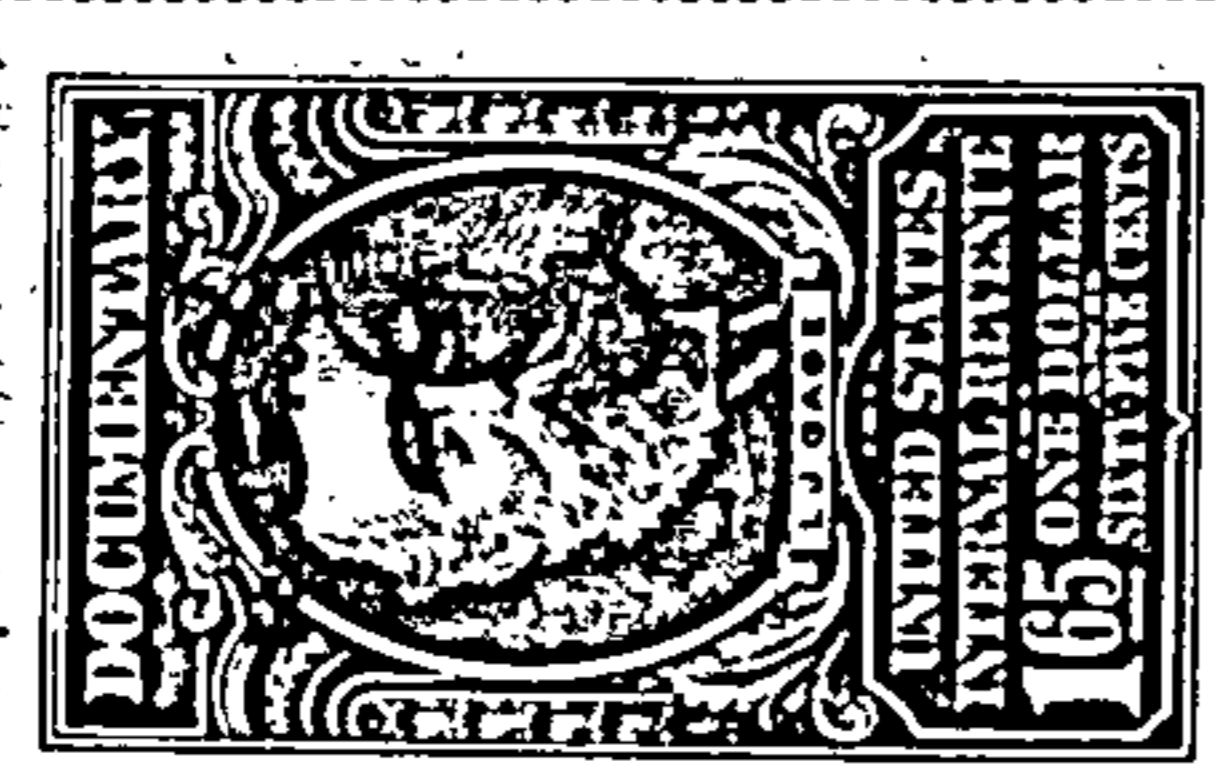
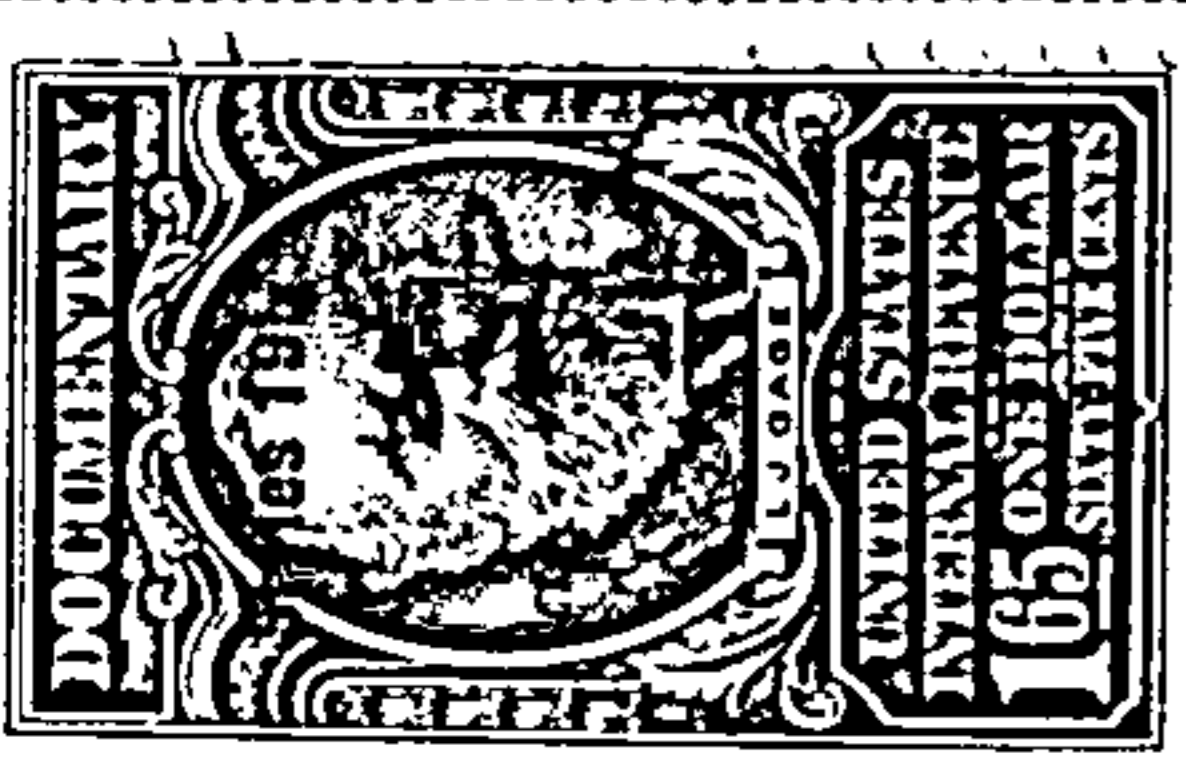
this 15th day of May, 1953.

WITNESSES:

[Handwritten signature]

Gertie Howard (Seal.)

George D Howard Sr (Seal.)



(Seal.)

(Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, W. E. Hull, a Notary Public in and for said County, in said State, hereby certify that Gertie Howard and husband, George D. Howard, Sr. 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 15th day of May, 1953.

W. E. Hull
W. E. Hull, 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

6.25 fl
1.00 fl
1.00 fl
3.00 fl

2922

Filed in the office of the Probate Judge on the 22 day of Oct 19 53 at 8 o'clock A M.
and recorded in Deed Book 163 Page 15 this 29 day of Oct 1953.
Deed Tax 1.00 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate