

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

(J)  
State of Alabama  
~~Jefferson~~ Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 ----- DOLLARS  
and other good and valuable consideration

to the undersigned grantor Mamie Broyles

in hand paid by Cleveland Bailey and Bonnie Bailey, receipt whereof is acknowledged, and  
the execution of a purchase money mortgage in the amount of \$1483.53 securing balance of  
purchase price,  
~~the receipt whereof is acknowledged~~ we the said Mamie Broyles and husband, W. O. Broyles

do grant, bargain, sell and convey unto the said Cleveland Bailey and Bonnie Bailey

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

~~Jefferson~~ Shelby County, Alabama, to-wit:

NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 20, Range 2 East, except  
one acre tract conveyed to Walter Foster, H. L. Brown and O. S.  
Thomas as Trustees of the Congregational Holiness Church of  
Creswell, Alabama by deed dated January 28, 1943 and recorded  
in Vol. 115, page 542, in the Probate Office of Shelby County,  
Alabama.



TO HAVE AND TO HOLD Unto the said Cleveland Bailey and Bonnie Bailey

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. ; 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 seals  
this 16<sup>th</sup> day of October, 1953

WITNESSES:

*Mamie Broyles* (Seal.)  
Mamie Broyles

(Seal.)  
W. O. Broyles

*W. O. Broyles* (Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Frank Dominich

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

hereby certify that Mamie Broyles and husband, W. O. Broyles

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 16<sup>th</sup> day of October, 1953

Frank Dominich

Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Frank Dominich, a Notary Public in and for said County, in said State, hereby certify that on the 16 day of October, 1953, came before me the within named Mamie Broyles, known to me to be the wife of the within named W. O. Broyles 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 16 day of October, 1953.

Frank Dominich

Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 20 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 23 day of Oct 19 53 at 8 o'clock P M.  
and recorded in Book 163 Page 98 this 27 day of Oct 19 53.  
Deed Tax 50 Mortgage Tax 2 has been paid.  
L.C. Walker, Judge of Probate