

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 Five hundred and no/100 - - - - - DOLLARS  
and the execution of a second mortgage in the amount of \$2,331.49

to the undersigned grantor Clifton Wells

in hand paid by William Rene Hill and wife Jemmie L. Hill

the receipt whereof is acknowledged we the said Clifton Wells and wife Vernell Wells

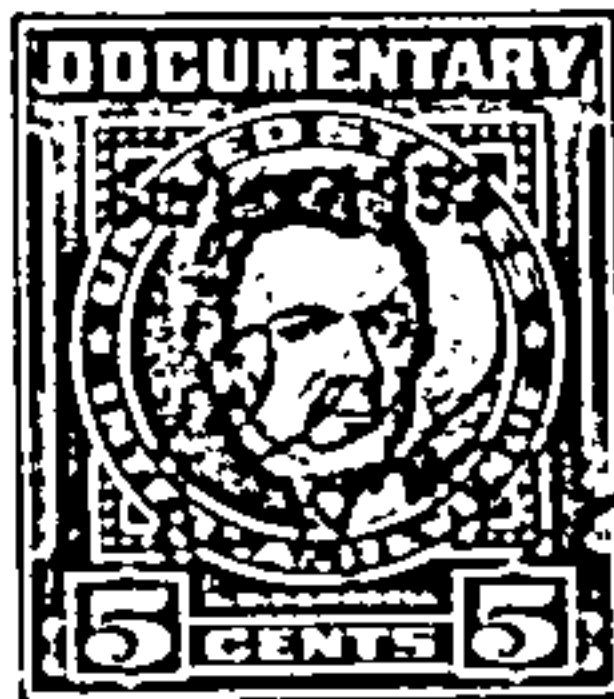
do grant, bargain, sell and convey unto the said William Rene Hill and wife Jemmie L. Hill

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

Shelby County, Alabama, to-wit:



Begin at the SE corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, Township 19 South, Range 3 West; thence North 2 degrees 56 minutes West 1321.7 feet to the Northeast corner of said forty; thence South 89 degrees 34 minutes West along North boundary line of said forty 573.4 feet to stake at intersection of wire fences; thence South 29 degrees 37 minutes West 819.0 feet to stake at fence line; thence South 59 degrees 26 minutes East 1194.0 feet to point of beginning containing 20 acres more or less. All minerals and mining rights reserved. Also transmission line permit to Alabama Power Company as recorded in Deed Book 101, page 550; also right-of-way to Shelby County as described in Deed Book 135, page 366, in Office of Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.



Grantee herein assumes and agrees to pay that certain mortgage payable to Guaranty Savings and Loan Association recorded in Volume 227, Page 396 in the office of the Judge of Probate of Shelby County, Alabama, in the amount of \$3,673.50.

TO HAVE AND TO HOLD Unto the said William Rene Hill and wife Jemmie L. Hill

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 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 hand s and seal,  
this 4th day of September, 1953.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Clifton Wells* (Seal.)  
*Vernell Wells* (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_ (Seal.)



State of ALABAMA  
JEFFERSON COUNTY

I, Virginia Rivers a Notary Public in and for said County, in said State,  
hereby certify that Clifton Wells and wife Vernell Wells  
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 4th day of September, 1953.

Virginia Rivers  
Notary Public.

Filed in the office of the Probate Judge on the 14 day of Nov 1953 at 8 o'clock P. M.  
and recorded in Book 163 Page 302 this 18 day of Nov 1953.  
Deed Tax .50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate