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

(J)
State of Alabama }
SHELBY }
~~JEFFERSON~~ } County

KNOW ALL MEN BY THESE PRESENTS,
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That in consideration of Two Hundred Fifty and No/100 -----DOLLARS
and other good and valuable consideration

to the undersigned grantor Mamie Broyles

in hand paid by Clarence L. Harper and Emma L. Harper, receipt whereof is acknowledged, and
the execution of a purchase money mortgage in the amount of \$1740.68 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 Clarence L. Harper and Emma L. Harper

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

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

All that part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the
SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, lying south of Locust Creek
and West of Coosa River in Section 31,
Township 19, Range 3 East.



TO HAVE AND TO HOLD Unto the said Clarence L. Harper and Emma L. Harper

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 seal, s
this 18th day of December, 1953

WITNESSES:

Mamie Broyles (Seal.)
W. O. Broyles (Seal.)
(Seal.)
(Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, Martha L. Jones 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 18 day of December, 1953
Martha L. Jones
Notary Public.

STATE OF ALABAMA
JEFFERSON COUNTY

I, Martha L. Jones, a Notary Public in and for said County, in said State, hereby certify that on the 18 day of December, 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 18 day of December, 1953.
Martha L. Jones
Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege 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 21 day of Dec 19 53 at 8 o'clock
A M. and recorded in Deed Book 164 Page 24 this 23 day of Dec 19 53.
Deed Tax 50 Mortgage Tax 1 has been paid. L.C. Walker, Judge of Probate.