

1095

see mtg 230
page 407

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 (\$2,000.00) - - - -Two Thousand and No/100 - - - - DOLLARS
and the execution of a purchase money mortgage in the principal amount of \$13,000.00

to the undersigned grantor Lula Hawkins Nabors

in hand paid by Sara Ruth P. Morgan and Nannie C. Sandlin

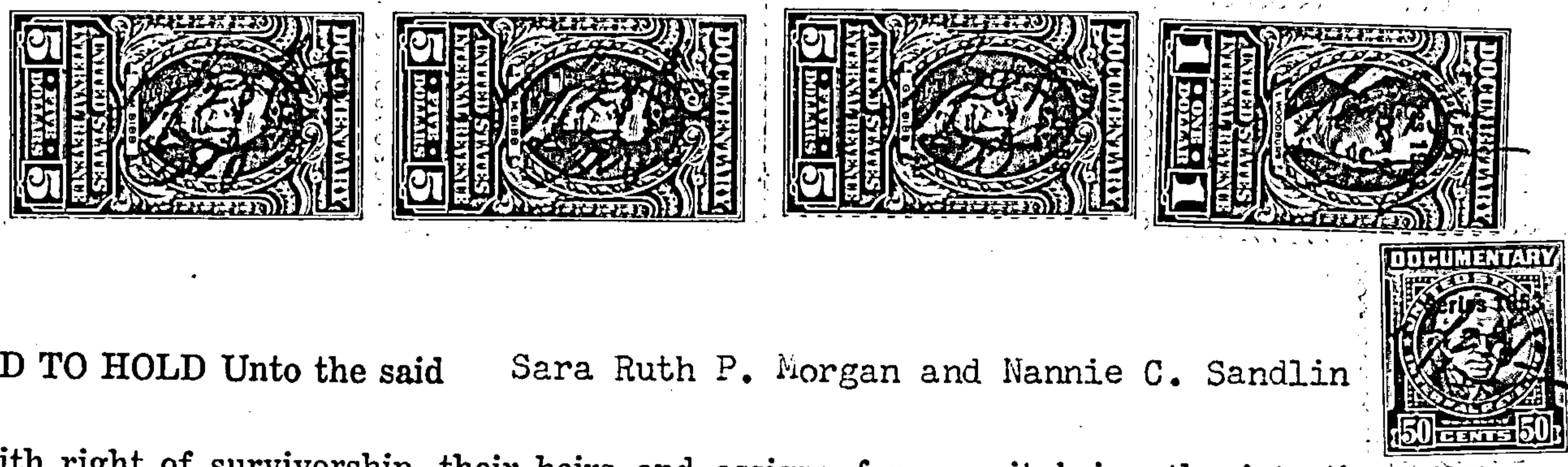
the receipt whereof is acknowledged I the said Lula Hawkins Nabors, a widow

do es grant, bargain, sell and convey unto the said Sara Ruth P. Morgan and grandmother,
Nannie C. Sandlin

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

Shelby County, Alabama, to-wit:

The Southeasterly 50 feet of Lot 2 and the Northeasterly 85 feet of Lot 5 in Block "L" according to Lyman's Addition to Town of Montevallo as recorded in Map Book 3 Page 27 in Probate Office of Shelby County, Alabama and more particularly described as follows: Commence at the intersection of SW line of Moody Street and NW Line of Nabors Street in said survey, thence SW along NW line of Nabors Street 100 feet for point of beginning, which point of beginning is most easterly corner of said Lot 5, thence in a Northwesterly direction parallel with Moody Street and along the NE line of Lots 5 and 2 a distance of 200 feet; thence SW direction and parallel with Nabors Street a distance of 100 feet to SW line of Lot 2; thence Southeasterly direction along SW line of said Lot 2 a distance of 50 feet to corner of Lot 2; thence Northeasterly direction along SE line of Lot 2 a distance of 15 feet; thence in a Southeasterly direction and parallel with Moody Street a distance of 150 feet to NW line of Nabors Street; thence Northeasterly direction along NW line of Nabors Street a distance of 85 feet to point of beginning.



TO HAVE AND TO HOLD Unto the said Sara Ruth P. Morgan and Nannie C. Sandlin

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except 1954 property tax assumed by grantees herein

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 28th day of December, 1953.

WITNESSES:

[Signature]

Lula Hawkins Nabors (Seal.)
Lula Hawkins Nabors

..... (Seal.)

..... (Seal.)

..... (Seal.)

I, Joe Westbrook a Notary Public in and for said County, in said State,
hereby certify that Lula Hawkins Nabors, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1953.

Joe Westbrook
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$2.00 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 30 day of Dec 53 at 8 o'clock A M
and recorded in Book 164 Page 81 this 7 day of Jan 1954
Deed Tax 2.00 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate