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BOOK 165 PAGE 463

SM-11-53  
REVISED 2-46

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 Eight Hundred Fifty and No/100 ----- DOLLARS

to the undersigned grantor Mamie Broyles

in hand paid by C. P. Wilson and Joyce Wilson, receipt whereof is acknowledged, and the execution of a purchase money mortgage in the amount of \$6,000.00 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 C. P. Wilson and Joyce Wilson

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

Shelby

County, Alabama, to-wit:

The NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Fractional Section 6, Township 20, Range 3 East, containing 80 acres, more or less, and being a part of the lands heretofore known as the E. J. Chancellor Lands, and which was purchased by Mamie Broyles under a decree of the Probate Court of Shelby County, Alabama, ordering a sale of said lands for division among joint owners and which said sale was confirmed by a decree of the Court dated December 1, 1925.

Also, that certain parcel of land described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 19, Range 3 East, and run thence North along the West boundary line of said forty acres a distance of 18 chains, or 1188 feet; run thence East and parallel with the South line of said Section a distance of 33-1/2 chains, more or less, to the Coosa River; run thence in a Southerly direction along the meanderings of the Western Bank of said Coosa River to the point of intersection with the South line of said Section 31; run thence West along the South boundary of said Section 31, a distance of 42 $\frac{1}{2}$  chains, more or less, to the point of beginning, and containing 85 acres, more or less.



TO HAVE AND TO HOLD Unto the said C. P. Wilson and Joyce Wilson,

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 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 5th day of April, 1954

WITNESSES:

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



State of ALABAMA  
JEFFERSON COUNTY

I, Frank Dominick a Notary Public in and for said County, in said State, hereby certify that Mamie Broyles and husband, W. O. Broyles whose name s ~~ae~~ 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 5th day of April, 1954

Frank Dominick  
Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Frank Dominick, a Notary Public in and for said County, in said State, hereby certify that on the 5 day of April, 1954, 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 ) 5 day of April, 1954

Frank Dominick  
Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY  
I hereby certify that  
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 6 day of April 1954 at 8 O'clock P. M.  
and recorded in Deed Book 163 Page 463 this 7 day of April 1954.  
Deed Tax 1.00 Mortgage Tax        has been paid.  
L.C. Walker, Judge of Probate