

2467

BOOK 100 PAGE 29

GM-4-53
REVISED 2-46

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 Two Thousand and no/100 - - - - - DOLLARS

to the undersigned grantor S. E. Howton

in hand paid by Melvin E. Honeycutt and wife Marian Lucille Honeycutt

the receipt whereof is acknowledged we the said S. E. Howton and wife
Dorris Howton

do grant, bargain, sell and convey unto the said Melvin E. Honeycutt and wife
Marian Lucille Honeycutt

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

SHELBY County, Alabama, to-wit:

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 25, Township 19, Range 3 West, more particularly described as follows:

Begin at the SW corner of said 40 acre tract and run East along the South line of said 40 acre tract a distance of 457.3 feet for the point of beginning; thence continue East along said South line 208.7 feet to the SW corner of Melvin Honeycutt lot; thence turning an angle of 77° 3' to the left run in a Northeasterly direction along the Westerly line of Melvin Honeycutt lot 428.3 feet; thence turning an angle of 102° 57' to the left run 208.7 feet; thence turning an angle of 77° 3' to the left run in a Southwesterly direction 428.3 feet to the point of beginning; excepting therefrom minerals and mining rights.

TO HAVE AND TO HOLD Unto the said Melvin E. Honeycutt and wife Marian Lucille Honeycutt

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 taxes for 1954.
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 12th day of Arpil, 1954.

WITNESSES:

S. E. Howton (Seal.)
S. E. Howton
Dorris Howton (Seal.)
Dorris Howton

State of ALABAMA }
JEFFERSON COUNTY }

At Large

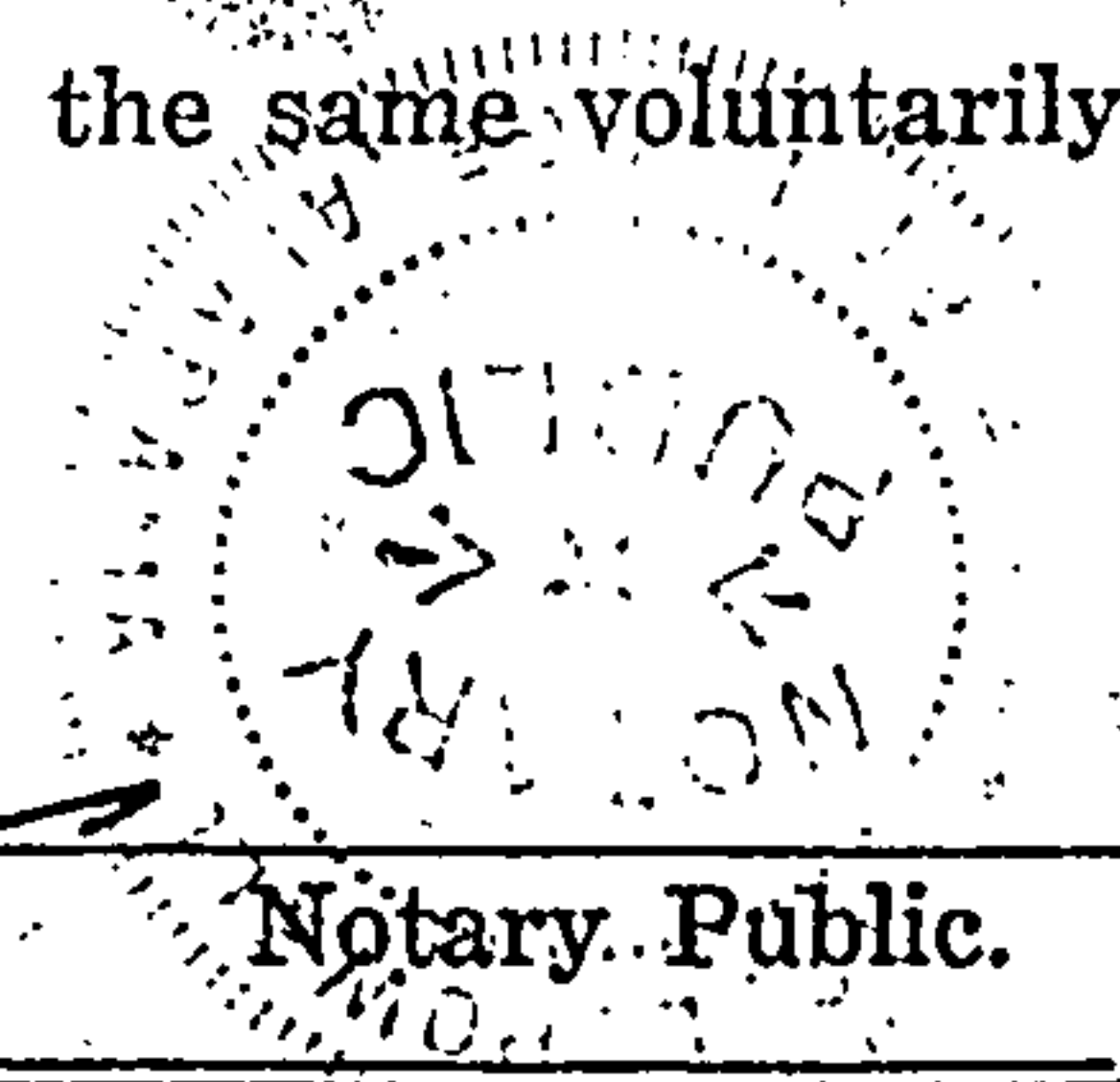
I, Jas. L. Powell a Notary Public in and for ~~Jefferson~~ County, in said State,

hereby certify that S. E. Howton and wife Dorris Howton

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 12th day of April, 1954.

Jas. L. Powell
Notary Public.



Filed in the office of the Probate Judge on the 13 day of April 1954 at 8 O'clock P.M.
and recorded in *Deed* Book *146* Page *24* this 15 day of *April* 1954.

Deed to 2.00 pd

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