

2547

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of FIVE HUNDRED (\$500.00)

DOLLARS

to the undersigned grantor H. H. STEVENS, a single man,

in hand paid by ARTHUR P. MOORE AND WIFE, EDNA MOORE,

the receipt whereof is acknowledged I the said H. H. STEVENS, a single man,

do grant, bargain, sell and convey unto the said ARTHUR P. MOORE AND WIFE, EDNA MOORE,

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

SHELBY

County, Alabama, to-wit:

All that part of the west half of the northeast quarter ($W\frac{1}{2}$ of $NE\frac{1}{4}$), and the northeast quarter of the northwest quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$) of section twenty-seven, (27) township nineteen (19), range one (1) east that lies east of Muddy Prong Creek and south the Florida Short Route Highway, and west of a line herein established and described as follows:

"Begin at the northeast corner of the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of said section 27, township 19, range 1 east, and run south 72 degrees and 40 minutes west, 46.5 feet, to the southern boundary of the said Florida Short Route Highway; thence, south 65 degrees and 40 minutes west, 227 feet, and south 72 degrees and 10 minutes west, 306.7 feet, and south 78 degrees and 10 minutes west, 157.8 feet, and south 83 degrees and 45 minutes west, 136 feet, to the northermost terminus of said line; thence, run south 1 degree and 30 minutes east, a distance of 1975 feet, and an intersection with the center line of the said Muddy Prong Creek, the same being the southermost terminus of said line".

The land herein above conveyed containing and being 23 acres, more or less.



TO HAVE AND TO HOLD Unto the said Arthur P. Moore and wife, Edna Moore,

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;

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 17th day of April, 1954

WITNESSES:

Robert McClure

H. H. Stevens

(Seal.)

(Seal.)

State of

Talladega

COUNTY

I, *Rebecca Bellenger*, a Notary Public in and for said County, in said State, hereby certify that H. H. Stevens, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April

Rebecca Bellenger

1954

As Notary Public

State of

Filed in the office of the Probate Judge on the 17 day of April 1954 at 8 o'clock P.M. and recorded in Book 166 Page 62 this 21 day of April 1954. Deed Tax 50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

do hereby certify that on the day of the within named to be the wife of the within named separate and apart from the husband touching her signature to the within conveyance, acknowledged that