

2799

BOOK 166 PAGE 230
STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00) and other valuable considerations and the assumption by grantees of that certain mortgage on the herein described real property executed by grantors herein and recorded in the Probate Office of Shelby County, Alabama, in Mortgage Record Volume 221 at page 515 thereof, to the undersigned grantors, Bryce W. Gault and wife Carrie E. Gault, in hand paid by Chester Wyatt and wife, Emma Wyatt, the receipt whereof is acknowledged, we the said Bryce W. Gault and Carrie E. Gault do grant, bargain, sell and convey unto the said Chester Wyatt and Emma Wyatt, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The West 330 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19, South, Range 1 West.

Subject to easement and transmission line permit of record.

TO HAVE AND TO HOLD Unto the said Chester Wyatt and wife, Emma Wyatt, 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; and that they are free from all encumbrances, except taxes; that we



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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, except said mortgage referred to above which grantees
hereby assume and agree to pay according to the terms of said
mortgage and according to the terms of the note referred to in
said mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands
and seals this 5th day of May, 1954.

WITNESSES:

Dan BarkerFranklin Hae

Bryce W. Gault (SEAL)
Bryce W. Gault

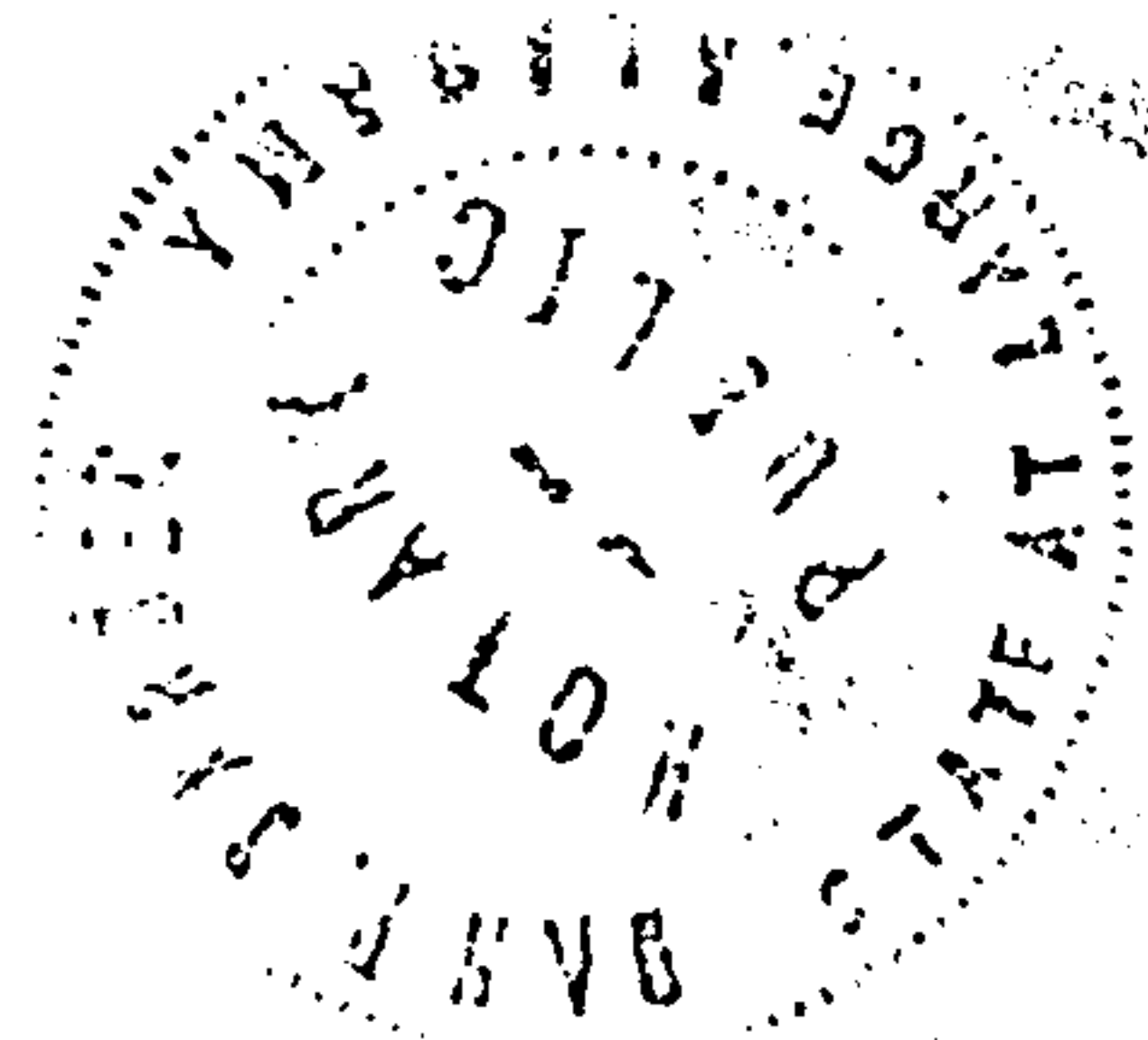
Carrie E. Gault (SEAL)
Carrie E. Gault

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Barker, a Notary Public in
and for said County, in said State, hereby certify that
Bryce W. Gault and wife, Carrie E. Gault, 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 5th day
of May, 1954.

Dan Barker
Notary Public
For the State of
Alabama at Large.



Filed in the office of the Probate Judge on the 7 day of May 1954 at 8 o'clock
A M. and recorded in Deed Book 166 Page 280 this 11 day of May 1954.
Deed Tax 1.50 Mortgage Tax — has been paid. L.C. Walker, Judge of Probate

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