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6M-11-58
REVISED 2-46

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

(J)
State of Alabama }
SHELBY }
County }

KNOW ALL MEN BY THESE PRESENTS,

BOOK 100 PAGE 179

That in consideration of Twelve Thousand and No/100 ----- DOLLARS

to the undersigned grantor C. R. Montgomery

in hand paid by Willie Alford Henke and Ola Henke

the receipt whereof is acknowledged we the said C. R. Montgomery and wife, Vesta
Montgomery

do grant, bargain, sell and convey unto the said Willie Alford Henke and Ola Henke

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

Shelby

County, Alabama, to-wit:

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and all of W $\frac{1}{2}$ of NE $\frac{1}{4}$ lying East of Waxahatchie Creek, and all that part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ lying East of Waxahatchie Creek, The E $\frac{1}{2}$ of SE $\frac{1}{4}$ and all that part of the W $\frac{1}{2}$ of SE $\frac{1}{4}$ lying East of Waxahatchie Creek in Section 7, Township 24, Range 15 East.
And W $\frac{1}{2}$ of SW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8, Township 24 Range 15 East.

It is understood and agreed by and between the parties that grantors herein retain the right of possession, together with the growing crops on said land, until January 1, 1955. However, it is understood and agreed that the grantors shall not remove or cause to be removed any timber from said premises, but will have the right to remove only the growing crops from same.

TO HAVE AND TO HOLD Unto the said

Willie Alford Henke and Ola Henke

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 13th day of May, 1954

C. R. Montgomery (Seal.)
C. R. Montgomery

Vesta Montgomery (Seal.)

Vesta Montgomery (Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I,

Frank Dominich

a Notary Public in and for said County, in said State,

hereby certify that C. R. Montgomery and wife, Vesta Montgomery

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

13th

day of

May, 1954

Frank Dominich

Notary Public.

STATE OF ALABAMA
JEFFERSON COUNTY

I,

Frank Dominich

a Notary Public in and for said County, in said State, hereby certify that on the 13th day of May, 1954, came before me the within named Vesta Montgomery, known to me to be the wife of the within named C. R. Montgomery 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 13th day of May, 1954.Frank Dominich

Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 12.00 Privilege Tax
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 14 day of May at 8 o'clock A. M.
and recorded in Book 166 Page 229 this 19 day of May.
eed Tax 12.00 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate