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FORM 207-A—WARRANTY DEED, JOINT GRANTEEES 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 Four Thousand and no/100----- DOLLARS

to the undersigned grantors William B. Todd and Minnie T. Todd
and execution of a purchase money mortgage
in hand paid by James E. Bailey and Mary Cowan Bailey

the receipt whereof is acknowledged we the said William B. Todd, and wife, Emma J. D. Todd, and Minnie T. Todd, a widow,

do grant, bargain, sell and convey unto the said James E. Bailey and Mary Cowan Bailey

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

Shelby County, Alabama, to-wit:

A part of the South one-half of the Northwest Quarter of Section 7, Township 19, Range 1 West, particularly described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 7, running thence East along the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 7, Township 19 South, Range 1 West 1556.4 feet, more or less, to the right of way line of Cahaba Valley Road, thence Southwesterly along the Northwest line of Cahaba Valley Road 1144.6 feet, more or less to where the Cahaba Valley Road would be bisected by a line running from the Southeast corner to the Northwest corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, run thence Northwesterly along said line 1356 feet, more or less to point of beginning.

Subject to transmission line permit in favor of Alabama Power Company and to 1954 taxes.



TO HAVE AND TO HOLD Unto the said James E. Bailey and Mary Cowan Bailey

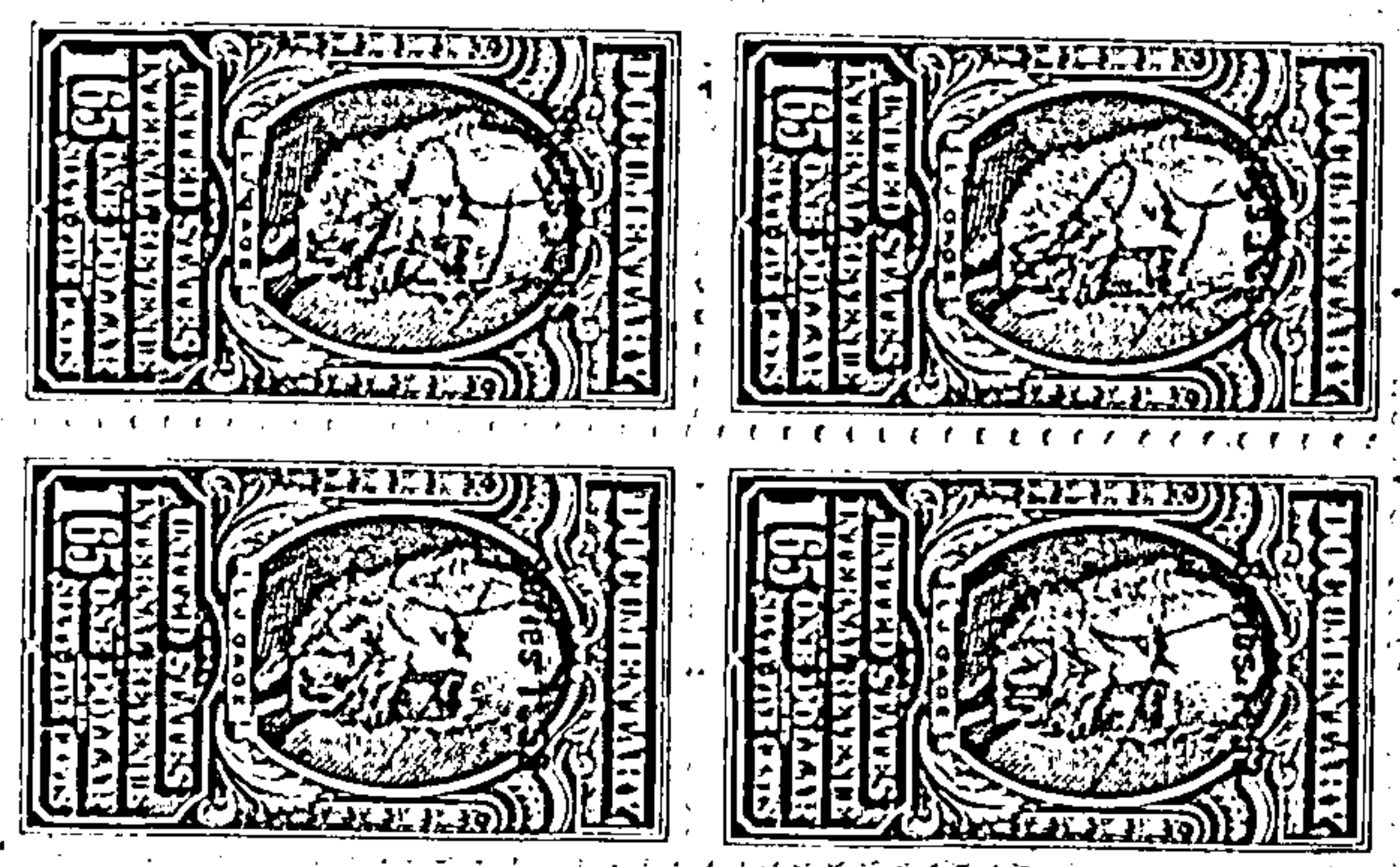
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the 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 1954 taxes

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, s

this 7 day of May, 1954



William B. Todd (Seal.)
William B. Todd
Emma J. D. Todd (Seal.)
Emma J. D. Todd
Minnie T. Todd (Seal.)
Minnie T. Todd
(Seal.)

JEFFERSON COUNTY

I, Joe K. Vaughn, a Notary Public in and for said County, in said State, hereby certify that William B. Todd and wife Emma J. D. Todd and Minnie T. Todd, 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 27 day of May 19 54
Joe K. Vaughn As Notary Public

State of
Filed in the office of the Probate Judge on the 27 day of May 1954 at 3 o'clock P. M.
and recorded in Deed Book 106 Page 394 this 2 day of June 1954.
Deed Tax 4.00 Mortgage Tax — has been paid.