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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 Eight Hundred Fifty (\$850.00) - - - - - DOLLARS

to the undersigned grantor FANNIE BELL WALKER,

in hand paid by J. B. HARLESS & BETTY JO HARLESS,

the receipt whereof is acknowledged We the said Fannie Bell Walker, and Van Walker, her husband

do grant, bargain, sell and convey unto the said J. B. Harless and Betty Jo Harless, his wife,

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

Shelby County, Alabama, to-wit:

Begin at a point on the East right of way of Highway 31, where South right of way of Pelham Street intersects said right of way, thence South 12°30' east along said right of way 300 feet to point of beginning, continue along said right of way South 12°30' east 200 feet; thence East 320.6 feet, thence North 32° east 226 feet, thence West 493 feet, more or less, to point of beginning, containing 1.84 acres more or less, situated in SW 1/4 of Section 13 Township 20, South Range 3-West, Shelby County, Alabama, subject to easement in favor of the Alabama Power Company and other easements of record,



TO HAVE AND TO HOLD Unto the said J. B. Harless and Betty Jo Harless,

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.

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 seals,

this 15th day of August, 1953.

WITNESSES:

.....  
.....  
.....

*Fannie Bell Walker* (Seal.)  
(Fannie Bell Walker)

..... (Seal.)  
(Van Walker)

..... (Seal.)

..... (Seal.)

I, Frances M. Lane a Notary Public in and for said County, in said State,  
hereby certify that Fannie Bell Walker  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 15th day of August, 1953.

Frances M. Lane  
Notary Public.

*Real*

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Frances M. Lane, a Notary Public in and for said County, in Said State, hereby certify  
that on the 15th day of August, 1953, came before me the within named Fannie Bell  
Walker, known to me to be the wife of the within named Van Walker 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, without fear,  
contraints or threats on the part of the husband.

Given under my hand and official seal this 15th day of August, 1953.

Frances M. Lane  
-Notary Public-

*Real*

STATE OF \_\_\_\_\_ )  
COUNTY )

, a Notary Public in and for said County in said State,  
hereby certify that Van Walker 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 \_\_\_\_\_ day of August, 1953.

\_\_\_\_\_  
-Notary Public-

Filed in the office of the Probate Judge on the 6 day of July 1954 at 1 o'clock  
M. and recorded in Deed Book 167 Page 168 this 27 day of July 1954.  
Deed Tax 1.00 Mortgage Tax \_\_\_\_\_ has been paid.

L.C. Walker. Judge of Probate