

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 Seventy-five Hundred and no/00 (\$7500.00) - - DOLLARS
and the execution of a purchase money mortgage for \$3500.00

to the undersigned grantors, Roy H. Daniels

in hand paid by James R. Corbett and wife, Mildred R. Corbett,

the receipt whereof is acknowledged we the said Roy H. Daniels and wife, Venoa Daniels

do grant, bargain, sell and convey unto the said James R. Corbett and wife, Mildred R. Corbett,

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

Shelby

County, Alabama, to-wit:

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 16, Township 21, Range 2, West.

Also, the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 17, Township 21, Range 2 West, containing in all 120 acres, more or less. Including all improvements thereon, all buildings, fences, timber, fruit trees and growing crops; subject to a transmission line permit granted to Alabama Power Company, as shown in Deed Book 130, on Page 185, and Page 215, and in Deed Book 138, on pages 155 and 198, in the Office of the Judge of Probate of Shelby County, Alabama; also subject to options for the removal of chert for the purpose of the Highway Project No. F99(6) at a price of 5¢ per yard, and Highway Project No. SACP 459-A at 3¢ per yard.

TO HAVE AND TO HOLD Unto the said James R. Corbett and wife, Mildred R. Corbett,

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 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 hands and seal,

this 7th day of August, 1954.

WITNESSES:

Wm. J. [Signature]
F. J. [Signature]

Roy H. Daniels (Seal.)
ROY H. DANIELS
Venoa Daniels (Seal.)
VENOA DANIELS
(Seal.)

BOOK 167 PAGE 415
State of ALABAMA
JEFFERSON COUNTY

I, Wm. J. Thornton a Notary Public in and for said County, in said State,

hereby certify that Roy H. Daniels and wife, Venoa Daniels,
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 7th day of August, 1954.

Notary Public.

Filed in the office of the Probate Judge on the 9 day of Aug 1954 at 8 o'clock P.M.
and recorded in Deed Book 167 Page 415 this 12 day of Aug 1954
Deed Tax 7.50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate