

4896

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

BOOK 168 PAGE 371

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

SHELBY

County

Known All Men By These Presents,

That in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) DOLLARS

to the undersigned grantor Verna F. Cunningham and Clarence Ray Cunningham

in hand paid by Naomi L. Hood and husband, Warren D. Hood

the receipt whereof is acknowledged we the said Verna F. Cunningham and wife,
Clara Mae Cunningham; Clarence Ray Cunningham, a single man

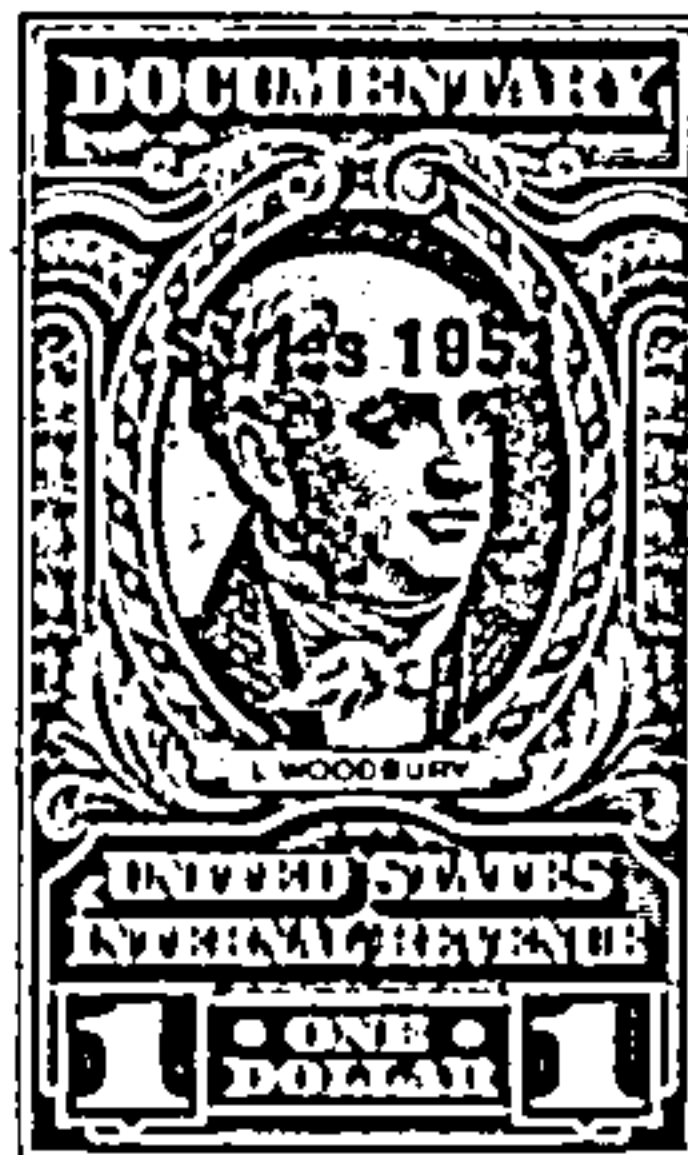
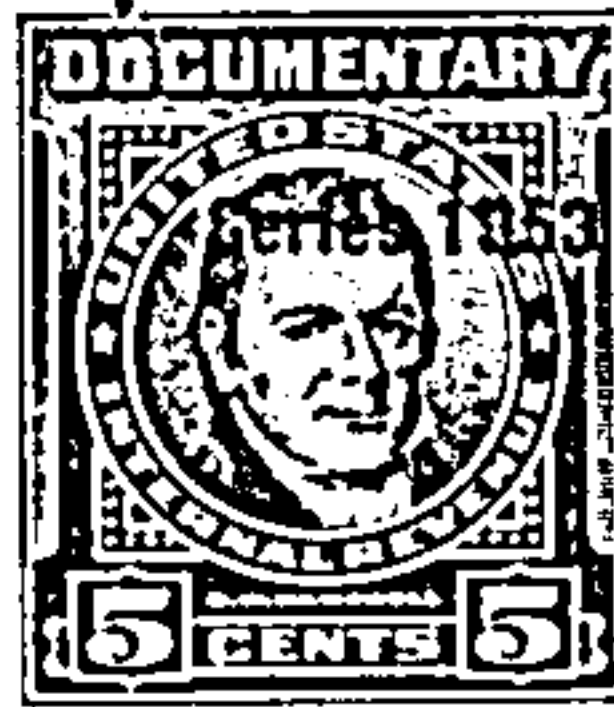
do grant, bargain, sell and convey unto the said Naomi L. Hood and husband, Warren D. Hood

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

SHELBY

County, Alabama, to-wit:

A part of the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 10, Township 20, Range 2 West, described as follows: Commencing at the SW corner of the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 10, Township 20, Range 2 West and run South 2 deg 15' East 155 feet to a point on the South line of Pelham Road, which is point of beginning of tract herein described; thence run North 57 deg 45' East a distance of 770 feet; thence South 2 deg 15' East 792 feet; thence North 57 deg 45' East 550 feet; thence South 2 deg 15' East 198 feet; thence South 57 deg 45' West a distance of 1320 feet; thence North 2 deg 15' West a distance of 990 feet to point of beginning and containing 20 acres more or less. Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Naomi L. Hood and husband, Warren D. Hood

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 hand s and seal,

this 22nd day of September, 1954.

WITNESSES:

Verna F. Cunningham (Seal.)

Clara Mae Cunningham (Seal.)

Clarence Ray Cunningham (Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Mary Lou Long, a Notary Public in and for said County, in said State, hereby certify that Verna F. Cunningham and wife, Clara Mae Cunningham; Clarence Ray Cunningham, 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 22nd day of September

Mary Lou Long As Notary Public



Guaranty Savings & Loan Ass'n

RETURN TO:

2012 2nd Ave No

Birmingham

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 19 day of 19 at o'clock M, and was duly recorded in Volume of Deeds at page, and examined.

Judge of Probate.

THIS FORM FROM LAND TITLE COMPANY OF ALABAMA BIRMINGHAM, ALABAMA

STATE OF ALABAMA, SHELBY COUNTY, I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 22 day of Sept, 1956 at 1 o'clock P.M. and recorded in Deed Record 168 Page 372, and the Mortgage Tax of Deed Tax of 45 has been paid. L.C. Walker Judge of Probate