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see mth 333
BOOK 168 PAGE 387 page 490

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 Six Hundred Fifty and no/100----- DOLLARS
and execution by grantees of a purchase money mortgage in the sum of \$2,592.18

to the undersigned grantor s C. W. Rouse and wife Helen C. Rouse

in hand paid by Benjamin F. Haygood and wife Dorothy Lucille Haygood

the receipt whereof is acknowledged we the said C. W. Rouse and wife Helen C. Rouse

do grant, bargain, sell and convey unto the said Benjamin F. Haygood and wife Dorothy
Lucille Haygood and personal property
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

That part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 5 Township 20 Range 1 East
lying East of the Calera Public road, containing 30 acres more
or less, the Calera Road being the established line.

Subject to 1954 taxes.

Also all buildings, fences, timber, and all improvements
situated on the above described property.

TO HAVE AND TO HOLD Unto the said Benjamin F. Haygood and wife Dorothy Lucille
Haygood

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 premis-
es; 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 24th day of July, 1954

WITNESSES:

Wm J Thornton

C W Rouse

C. W. Rouse

(Seal.)

Helen C Rouse

Helen C. Rouse

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Wm. J. Thornton

State At Large
a Notary Public in and for said County in said State

hereby certify that C. W. Rouse and wife Helen C. Rouse

whose names are assigned 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 24th day of July, 1954

Wm J Thornton

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within
was filed for record the 24 day of July, 1954 at 2 o'clock P.M.
and recorded in Book 168 Page 387 and the Mortgage Tax of
Deed Tax of 1.00 has been paid.

L.C. Walker Judge of Probate

STATE OF ALA
SHELBY COU