

#1.10 Fred Stoye

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BOOK 170 PAGE 205

6M-7-50
REVISED 2-46

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 One Thousand and no/100 (\$1,000.00) - - - - - DOLLARS

to the undersigned grantor s, Mattie Byars Spruell and husband, T. M. Spruell

in hand paid by Clyde M. Wyatt and Margaret L. Wyatt

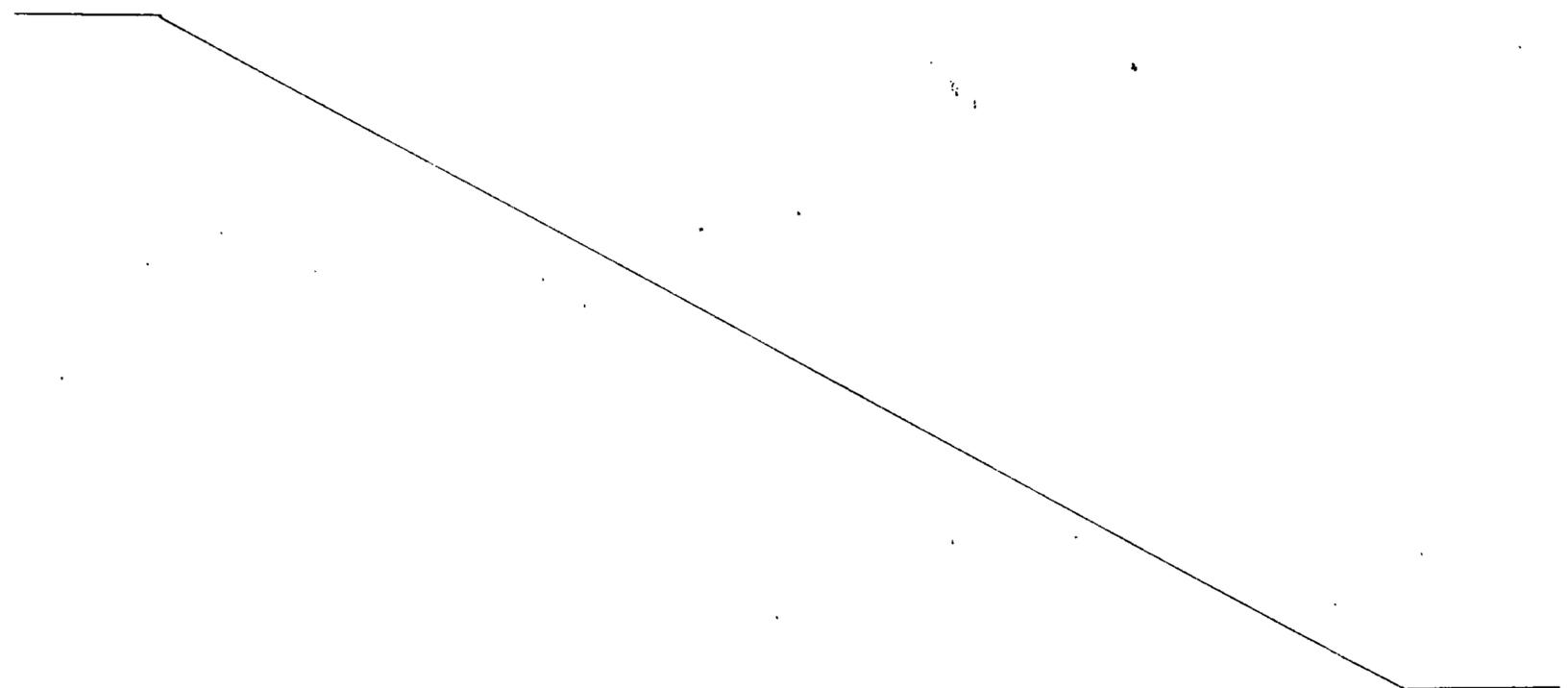
the receipt whereof is acknowledged we the said Mattie Byars Spruell and T. M. Spruell

do grant, bargain, sell and convey unto the said Clyde M. Wyatt and Margaret L. Wyatt

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

Shelby County, Alabama, to-wit:

All that part of the West Half of the Northeast Quarter of Section 30, Township 19, Range 2 East, which lies north and east of Highway 91, containing 52 1/2 acres, more or less.



TO HAVE AND TO HOLD Unto the said Clyde M. Wyatt and Margaret L. Wyatt

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 13th day of October, 1952.

WITNESSES:

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.....

Mattie Byars Spruell (Seal.)
Mattie Byars Spruell
T. M. Spruell (Seal.)
T. M. Spruell
..... (Seal.)
..... (Seal.)

I, Mrs. J. W. Donaldson a Notary Public in and for said County, in said State, hereby certify that Mattie Byars Spruell and husband, T. M. Spruell 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 13th day of October, 1952.
Mrs. J. W. Donaldson
Notary Public

State of Shelby COUNTY
I, Mrs. J. W. Donaldson a Notary Public in and for said County, in said State, hereby certify that on the 13th day of October came before me the within named Mattie Byars Spruell known to me (or made known to me), to be the wife of the within named T. M. Spruell

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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 13th day of October, 1952.
Mrs. J. W. Donaldson
Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.00 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 10 day of Oct, 1952, at 8 o'clock P M. and recorded in Deed Record 120 Page 205 and the Mortgage Tax of 1.00 Deed Tax of 1.00 has been paid.
L. C. Walker Judge of Probate