

1162

BOOK 170 PAGE 34

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

That in consideration of Sixty Five Hundred and no/100 - - - - - DOLLARS

to the undersigned grantors, Allen K. Harris and Jimmie Frances Harris

in hand paid by Percy Wright Jones and Melba D. Jones

the receipt whereof is acknowledged we the said Allen K. Harris and wife, Jimmie Frances Harris

do grant, bargain, sell and convey unto the said Percy Wright Jones and Melba D. Jones

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

County, Alabama, to-wit:

Lots 10, 11 and 12, in Block 1, according to Mullins Addition to Helena, as per map recorded in Map Book 3, page 56, in the Probate Office of Shelby County, Alabama. Being a part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 20, Range 3 West. Subject to minerals and mining rights and rights incident thereto as recorded in Volume 124, page 361, in the Probate Office of Shelby County, Alabama; transmission line permit granted to Alabama Power Company as recorded in Volume 129, page 129, in said Probate office and right of way granted to Shelby County, as recorded in Volume 155, page 238, in said Probate Office and as further identified and shown by survey of Alton Young.

TO HAVE AND TO HOLD Unto the said Percy Wright Jones and Melba D. Jones

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 as hereinabove set forth and 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 and seal, this 17th day of December, 1954.

WITNESSES:

Allen K. Harris (Seal)
Allen K. Harris

(Seal)

Jimmie Frances Harris (Seal)
Jimmie Frances Harris

(Seal)

State of ALABAMA

SHELBY

COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Allen K. Harris and wife, Jimmie Frances Harris, whose name is 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 17th day of December, 1954.

Harold Harrison
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 17 day of Dec 1954, at 10 o'clock P.M. and recorded in Book 125 Page 346, and the Mortgage Tax of Deed Tax of 6.50 has been paid.
L.C. Walker Judge of Probate