

1877

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REVISED 2-46

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

BOOK 171 PAGE 340

State of Alabama

JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten thousand, four hundred fifty and No/100 - - - DOLLARS

to the undersigned grantor A. C. Gill

in hand paid by Willowdean M. Strother Gardner and husband, Clarence W. Gardner

the receipt whereof is acknowledged we the said A. C. Gill and wife, Myrtis L. Gill

do grant, bargain, sell and convey unto the said Willowdean M. Strother Gardner and husband, Clarence W. Gardner

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

Shelby-----County, Alabama, to-wit:

The North 330 feet of the West 630 feet of the Northwest Quarter of the Southwest Quarter of Section 24, Township 19 South, Range 1 East, except Highway right of way along the northerly line of said property.

Subject to any existing easements and restrictions of record.

TO HAVE AND TO HOLD Unto the said Willowdean M. Strother Gardner and husband, Clarence W. Gardner

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 11th day of February, 1955.

WITNESSES:

A. C. Gill (Seal.)
A. C. Gill

(Seal.)

Myrtis L. Gill (Seal.)
Myrtis L. Gill

(Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, J. H. Bynum a Notary Public in and for said County, in said State,

hereby certify that A. C. Gill and wife, Myrtis L. Gill

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 11th day of February, 1955

J. H. Bynum
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 12 day of Feb, 1955, at 8 o'clock and recorded in Deed record 171, Page 240, and the Mortgage Tax of 10.50 has been paid.

