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\$ 1.10 Feb 1955

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

BOOK 173 PAGE 519

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

That in consideration of One Thousand and no/100 (\$1,000.00)----- DOLLARS and the assumption of the unpaid balance of that certain mortgage recorded in Volume 216, page 436, in the Probate Office of Shelby County, Alabama to the undersigned grantor Samuel J. Eddings and wife, Beatrice E. Eddings

in hand paid by L. A. Chambers and wife, Agnes Chambers

the receipt whereof is acknowledged we the said Samuel J. Eddings and wife, Beatrice E. Eddings

do grant, bargain, sell and convey unto the said L. A. Chambers and wife, Agnes Chambers

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

Shelby County, Alabama, to-wit:

From the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 22, South Range 3 West, go East along the South line of the said quarter-quarter section for a distance of 40.5 feet to the point of beginning: thence North parallel to the East side of the said quarter-quarter section for a distance of 110 feet, thence East parallel with the South line of the said SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ for a distance of 190.5 feet: thence South parallel with the said West line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 110 feet to the south line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence West along the said South line for a distance of 109.5 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said L. A. Chambers and wife, Agnes Chambers

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 1955 taxes and the mortgage stated above.

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 hands and seal,

this _____ day of May, 1955

WITNESSES:

Samuel J. Eddings (Seal.)
Samuel J. Eddings
Beatrice E. Eddings (Seal.)
Beatrice E. Eddings
(Seal.)
(Seal.)

State of ALABAMA
SHELBY COUNTY

I, William F. Bull

a Notary Public in and for said County, in said State,

hereby certify that Samuel J. Eddings and wife, Beatrice E. Eddings
whose name 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 25th day of May, 1955

William F. Bull
Notary Public.
My Comm. Exp. 11-6-56

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
the deed has been paid on the
mortgage tax of \$1.00
by me.
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 7 day of July 19 55 at 2 o'clock, P.M.
and recorded in Deed Record 173 Page 519, and the Mortgage Tax of
Deed Tax of 1.00 has been paid.
L. C. Walker Judge of Probate