

3896

NOT RECORDED
RECORDED
INDEXED
FILED
JUL 11 1955
SHELBY COUNTY

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

State of Alabama }
SHELBY County }

TAX EXEMPT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar and other valuable considerations to the undersigned grantor, George Development, Inc. a corporation, in hand paid by Herbert P. Cox and wife, Maisie C. Cox the receipt whereof is acknowledged, the said George Development, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Herbert P. Cox and wife, Maisie C. Cox

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9 and the Easterly 1/2 of Lot 8, in Block 3, according to the Survey of Sector 1 of Resurvey of George's Subdivision of Keystone, as recorded in Map Book 3, page 79, in the Probate Office of Shelby County, Alabama, said Easterly 1/2 of Lot 8, Block 3, being particularly described as beginning at the Southeast corner of said Lot 8, thence Southwesterly along the Southerly line of said Lot 8, a distance of 76 feet, thence Northerly in a straight line to the center of the Northerly line of said Lot 8, thence Northeasterly 22.51 1/2 feet to the Northwest corner of Lot 9, thence Southeasterly along the dividing line between Lots 8 and 9 251.91 feet to point of beginning, situated in Shelby County, Alabama.

The above described property is conveyed SUBJECT to 1955 taxes, to an easement along the rear of said lots for the width of 6 feet for utilities and subject to restrictive covenants which will be placed of record in the Probate Office of said County.

This is a DEED OF CORRECTION, given to correct and cure error in the legal description of that certain Survivorship Warranty Deed executed by George Development, Inc. to Herbert P. Cox and wife, Maisie C. Cox, and recorded in the Probate Office of Shelby County, Alabama, in Volume 173 of Deeds, at page 136.

TO HAVE AND TO HOLD Unto the said Herbert P. Cox and wife, Maisie C. Cox 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 said George Development, Inc. does for itself, its successors and assigns, covenant with said Herbert P. Cox and wife, Maisie C. Cox, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except 1955 taxes that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Herbert P. Cox and wife, Maisie C. Cox, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said George Development, Inc.

signature by B. George its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 8th day of July, 1955.

GEORGE DEVELOPMENT, INC.

ATTEST:
[Circular Notary Seal for George Development, Inc., Shelby County, Alabama, dated July 11, 1955]
[Signature of Secretary]

By [Signature of B. George] President.

Secretary.

Mail Order - 729 North 21st St
Rm -

GEORGE DEVELOPMENT, INC.

TO

HERBERT P. COX AND WIFE, MAISIE C.
COX

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,
Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the 15
day of July, 1955
at 10 o'clock A M, and was duly re-
corded in Volume 174 of Deeds
at page 18 and examined.
J.E. Walker
Judge of Probate.

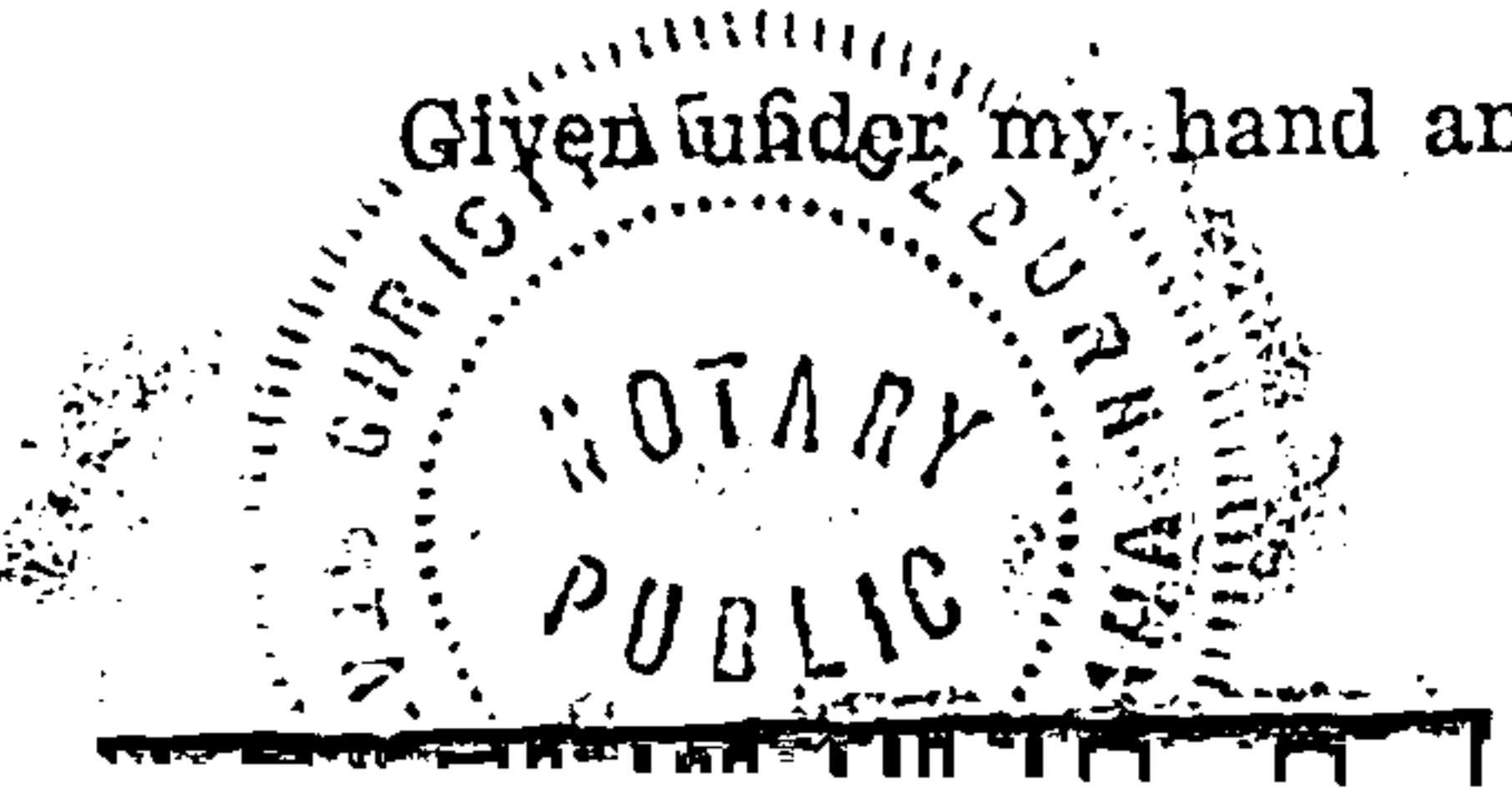
THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 195
TITLE INSURANCE - ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

BOOK 174 PAGE 18

State of Alabama }
JEFFERSON County }

I, Christine G. Ozburn, a Notary Public in and for said
county in said state, hereby certify that B. George
whose name as President of the George Development, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of July, 1955.



Christine G. Ozburn
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 15 day of July, 1955 at 10 o'clock A M.
and recorded in Book 174 Page 18, and the Mortgage Tax of
Deed Tax of has been paid.

Judge of Probate