

6/10 August 1955

4093

600.00

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

State of Alabama

Jefferson

County

BOOK 174 PAGE 187

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor Ottis H. Graves and wife Aldora Graves

in hand paid by Dora C. Brown and husband William T. Brown

the receipt whereof is acknowledged we the said Ottis H. Graves and wife Aldora Graves

do grant, bargain, sell and convey unto the said Dora C. Brown and husband William T. Brown

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

Shelby

County, Alabama, to-wit:

A One-half undivided interest in the following described land, to-wit:

Lot Nine (9) according to Map of Smith's Camp, in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 7, Township 21, South, Range 2 East, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book Three (3) at Page 122 (One Hundred twenty two). Minerals and mining rights excepted.

NOTE: It is agreed, as a covenant running with said land, that said grantees, their heirs, executors, administrators or assigns, shall use said lands for dwelling purposes only, and no business shall at any time hereafter be operated and situated on said land.

TO HAVE AND TO HOLD Unto the said Dora C. Brown and husband William T. Brown

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 hands and seals
this 12th day of July, 1955

WITNESSES:

Nona Beasley

Ottis H. Graves (Seal.)

Aldora Graves (Seal.)

State of Alabama

Jefferson

COUNTY

I, *Emily Jones*, a Notary Public in and for said County, in said State,

hereby certify that Ottis H. Graves and wife Aldora Graves

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 12th day of July, 1955

Emily Jones

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *deed*
was filed for record on the *12th* day of *July*, 1955 at *10* o'clock, *PM*
and recorded in *Deed* record *124* Page *187* and the Mortgage Tax of
Deed Tax of *1.00* has been paid.

Judge of Probate

ALABAMA
SHELBY COUNTY
Paid on
L.C. Walker
Judge of Probate