

237

#. 53 2nd 1st

Warranty Deed, Joint Grantees With Survivorship

Printed by Shelby County. Printing & Publishing Co., 2/24/55

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Four Hundred and no/100

DOLLARS

to the undersigned grantorS Gus Butler and wife, Erah Mae Butler (being one and the same person as Erah May Butler)

in hand paid by John F. Cox and Ethel Omega Cox

the receipt whereof is acknowledged We the said Gus Butler and wife, Erah Mae Butler

do grant, bargain, sell and convey unto the said John F. Cox and Ethel Omega Cox

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

Shelby

County, Alabama, to-wit:

Commence at the southeast corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West and run north, 2 degrees west along the east line of said forty acres 682 feet to the point of beginning; thence continue north, 2 degrees west along said forty line 646.9 feet to the northeast corner of said forty acres; thence south, 89 degrees west, along the north line of said forty acres 269 feet; thence south, 2 degrees east, 488.1 feet; thence south, 58 degrees 50 minutes east 307.6 feet to the point of beginning; containing 3.63 acres.

TO HAVE AND TO HOLD Unto the said John F. Cox and Ethel Omega 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 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 18th day of June, 1955.

WITNESSES:

Gus Butler (Seal.)
Erah Mae Butler (Seal.)
(Seal.)
(Seal.)

State of

SHELBY

County

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ALABAMA

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Gus Butler and wife, Erah May Butler whose names are signed to the foregoing conveyance, and who are know 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 18th day of June, 1955

Karl C. Harrison As 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 13 day of Oct, 1955 at 8 o'clock, PM and recorded in deed record 175 Page 453 and the Mortgage Tax of Deed Tax of 50 has been paid.
L.C. Walker Judge of Probate