

1245

2.20 Feb 1955

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

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County 77 PAGE 466

That in consideration of Twenty One Hundred & 00/100 (\$2,100.00)----- DOLLARS

to the undersigned grantor James S. Dykes, Jr. and wife Norma A. Dykes

in hand paid by J. T. McMillan and wife Annie Lee McMillan

the receipt whereof is acknowledged we the said James S. Dykes, Jr. and wife Norma A. Dykes

do grant, bargain, sell and convey unto the said J. T. McMillan and wife Annie Lee McMillan

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

Shelby

County, Alabama, to-wit:

The SE 1/4 of NE 1/4 and the NE 1/4 of the SE 1/4 of Section 9 in Township 24 Range 13 East.

520
21
520
1000
1000

The Grantee herein assumes and agrees to pay taxes due October 1, 1955.

TO HAVE AND TO HOLD Unto the said J. T. McMillan and wife Annie Lee McMillan

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 as above set out.

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. except as above.

In Witness Whereof, we have hereunto set our hands and seals,

this 3rd day of May, 1955

WITNESSES:

James S. Dykes, Jr. (Seal.)
Norma A. Dykes (Seal.)

State of Alabama }
Jefferson COUNTY }

I, W. M. Rush

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

hereby certify that James S. Dykes, Jr. and Norma A. Dykes

whose names 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 3rd day of May, 1955.
W. M. Rush
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 23 day of May 1955 at 1 o'clock P.M. and recorded in Record Book page 466 and the mortgage tax of 2.50 has been paid.

Judge of Probate
Shelby County
Alabama
Instrument
seen paid
filed for
rec'd