

1588

\$ 4100.00

5.50 2nd Lien

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

BOOK 177 PAGE 487

That in consideration of One Hundred and no/100 (\$100.00) DOLLARS
and other good and valuable consideration,

to the undersigned grantor C. W. Champion, a married man,

in hand paid by Benjamin F. Holmes and wife, Margaret H. Holmes,

the receipt whereof is acknowledged we, the said C. W. Champion and wife, Carol Champion,

do grant, bargain, sell and convey unto the said Benjamin F. Holmes and wife, Margaret H. Holmes,

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

Shelby County, Alabama, to-wit:

A part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 29 Township 19 Range 1 East, described as follows:
Commencing at a point on East side of Pumpkin Swamp Public road where South line of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29 Township 19 Range 1 East crosses above mentioned road and run Northeast direction along Southeast side of said road a distance of 105 feet to point of beginning of tract herein described; thence continue Northeast direction along the Southeast side of said road a distance of 105 feet to corner of Dollie Rasco property; thence in a Southeasterly direction along the Southwest line of Rasco property a distance of 420 feet to a point; thence in a Southwesterly direction a distance of 105 feet to corner of Gwinn property; thence in a Northwesterly direction along the Northeast side of Gwinn property a distance of 420 feet to the East line of said road, being the point of beginning and containing 1 acre more or less, EXCEPTING Power Company permits of record.

TO HAVE AND TO HOLD Unto the said Benjamin F. Holmes and wife, Margaret H. Holmes,

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 seal,

this 17th day of January, 1956.

WITNESSES:

H. T. Ozburn

H. T. Ozburn

C. W. Champion (Seal.)

Carol Champion (Seal.)

(Seal.)

State of

JEFFERSON

COUNTY

I, *Christine G. Osburn*,

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

hereby certify that C. W. Champion and wife, Carol Champion,

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 17th day of January, 1956.

Christine G. Osburn
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 *25* day of *Jan*, 1956 at *8* o'clock *P.*M.
and recorded in *Deed* Record *177* and the mortgage tax of *5.00*
Deed Tax of *5.00* has been paid.

Judge of Probate