2244

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP — Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama BOOK 178 PAGE 500
County

Know All Men By These Presents,

That in consideration of Two Hundred and twenty five ($225.00) DOLLARS

to the undersigned grantor Gordon Falkner and wife Mary Frances Falkner

in hand paid by M.W.Cox and Wife Eunice Cox

the receipt whereof is acknowledged We the said Gordon Falkner and Mary Frances Faulkner

do grant, bargain, sell and convey unto the said M.W.Cox and wife Eunice Cox

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

Shelby County, Alabama, to-wit:

One lot in Sterrett, Alabama Shelby County, in NE¼ of SW¼ Begin at an iron post on a road and run East along said road 370 ft to a branch; North along branch 104 ft to Moody line; West along Moody line 370 ft to iron post; South along Cox line to beginning.

TO HAVE AND TO HOLD Unto the said M.W.Cox, and wife Eunice 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 and seal,s

this 21 day of January

WITNESSES:

Gordon Falkner (Seal.)

Mary Frances Faulkner (Seal.)

State of

COUNTY

I, Shirley H. Box, a Notary Public in and for said County, in said State, hereby certify that Gordon Falkner & Mary Frances Falkner whose name 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 21 day of January 1956.

Shirley H. Box 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 14 day of Mar 1956 at 11 O'clock P M. and recorded in Deed Record 178 Page 500 the Mortgage Tax of _____ Deed Tax of .50 has been paid.

Judge of Probate

the within named ... State, ... fore me ... n to me to be the wife of the within named ... examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.