

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Ten Dollars and other valuable consideration

DOLLARS

to the undersigned grantors F. F. Mullins and wife, Ethel Mullins

in hand paid by Richard Clayton Bunch and wife, Vandora H. Bunch

the receipt whereof is acknowledged we the said F. F. Mullins and wife,
Ethel Mullinsdo grant, bargain, sell and convey unto the said Richard Clayton Bunch and wife,
Vandora H. Bunch

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

Shelby County, Alabama, to-wit:



A tract of land in the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 15, Township 20, Range 3 West described as follows: Commence at a point where the West line of Rolling Mill street intersects the south line of 3rd Ave. in the Town of Helena, Alabama, and run South along the West line of Rolling Mill Street 132 feet to the point of beginning of the lot herein described; from said point of beginning continue south along the West line of Rolling Mill Street 100 feet; thence run West parallel with 3rd Ave. 229 feet; thence run North parallel with Rolling Mill Street 100 feet; thence run East parallel with 3rd Ave. 229 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Richard Clayton Bunch and wife, Vandora H. Bunch 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; 1956 taxes excepted;

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 11th day of February, 1956.

WITNESSES:

F. F. Mullins (Seal.)
Ethel Mullins (Seal.)

State of ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. F. Mullins and wife, Ethel Mullins 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 11th day of February 19 56.

Frank W. Donahoe 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 4th day of April 1956 at 9 O'clock P.M. and recorded in Deed Record 124 Page 5 and the Mortgage Tax of \$5.00 has been paid.

Judge of Probate