

3356

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

State of Alabama

Jefferson

County

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred and no/100 - - - - - DOLLARS

to the undersigned grantor W. S. Naish and wife, Ada Mae Naish

in hand paid by Johnnie W. Gunter and Bobbie Jean Gunter

the receipt whereof is acknowledged we the said  
W. S. Naish and wife, Ada Mae Naish

do grant, bargain, sell and convey unto the said

Johnnie W. Gunter and Bobbie Jean Gunter  
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at NE corner of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 13, Township 20 South, Range 4 West, thence run South along the East line of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 410.3 feet, thence turn an angle of 57 degrees 44 minutes to the right and run a distance of 208.7 feet, thence turn an angle of 122 degrees 16 minutes to the right and run a distance of 418.0 feet to the center of Public Road, thence turn an angle of 57 degrees 44 minutes to the right along the center of said Road and run a distance of 193.9 feet to the North line of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , thence run East along said North line a distance of 12.5 feet to the point of beginning. Said tract of land lying in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 13, Township 20 South, Range 4 West, and containing 2 acres more or less.

TO HAVE AND TO HOLD Unto the said

Johnnie W. Gunter and Bobbie Jean Gunter

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, s  
this 9th day of May, 1956

WITNESSES:

W. S. Naish (Seal.)  
Ada Mae Naish (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, J. D. Crowe

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

hereby certify that W. S. Naish and wife, Ada Mae Naish

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 9th day of May, 1956.

J. D. Crowe  
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within

was filed for record the

and recorded in

Deed Tax of

180 Page 370, at 2 o'clock P. M. on the 12th day of May, 1956, and the Mortgage Tax of

L. C. Walker  
Judge of Probate