

3989

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

State of Alabama ~~BOOK~~ 181 PAGE 116 KNOW ALL MEN BY THESE PRESENTS,

SHELBY County

That in consideration of One (\$1.00) and no/100----- DOLLARS

to the undersigned grantor Charles M. Keith, a widower

in hand paid by Lois K. Parker and Charles M. Keith

the receipt whereof is acknowledged I the said Charles M. Keith, a widower

do grant, bargain, sell and convey unto the said Lois K. Parker and Charles M. Keith, all ninety per cent or more Right, Title, Interest and Claim in or to as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$  of Section 15, Township 22, Range 1 West, that lies West of Waxahatchie Creek, Containing 25 Acres more or less.Also all that part of the W $\frac{1}{2}$  of Fractional Section 22, Township 22, Range 1 West lying North of the public road leading or running from the Shelby Iron Works to Calera, Alabama, containing 3 Acres more or less.

TO HAVE AND TO HOLD Unto the said Lois K. Parker and Charles M. Keith

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, have hereunto set hand and seal,

this day of

WITNESSES:

Thomas L. Conner

Charles M. Keith (Seal.)

(Seal.)

(Seal.)

(Seal.)

State of Alabama

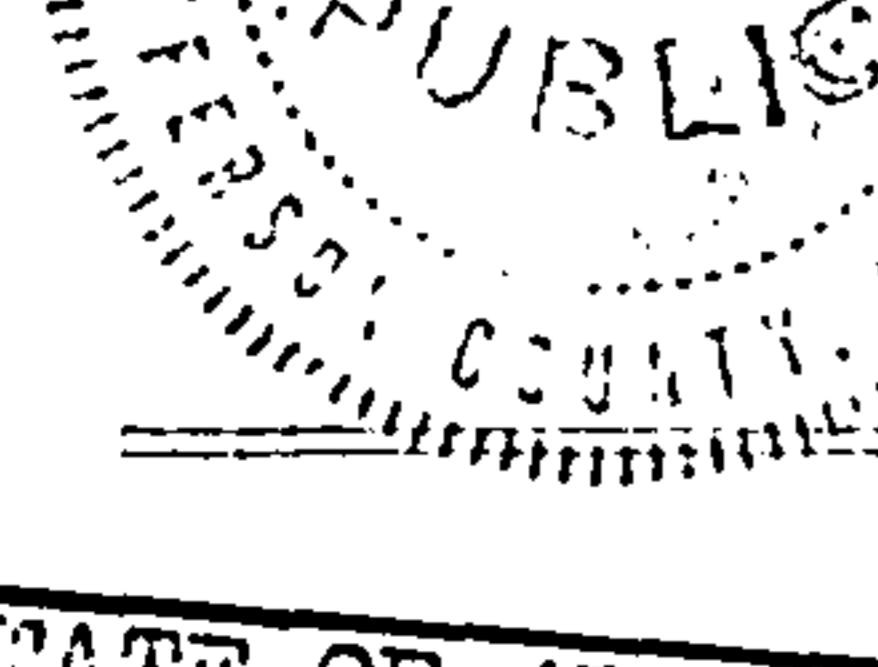
SHELBY COUNTY

I, B. Wood Thompson

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

hereby certify that Charles M. Keith, a widower

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this

13 day of July 1956

B. Wood Thompson

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

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

was filed for record the 16 day of July 1956 at 10 o'clock A.M.

and recorded in the record book 177, and the Mortgage Tax of

Deed Tax of \$50 has been paid.

D. C. Walker, Judge of Probate