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4M-3-54  
REVISED 2-46

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Fifteen Hundred and no/100 Dollars and other valuable considerations to the undersigned grantor, J. A. Garrett Real Estate & Insurance Company, Inc. a corporation, in hand paid by Daniel Albert Powers and wife Ellarine Powers the receipt whereof is acknowledged, the said J. A. Garrett Real Estate & Insurance Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Daniel Albert Powers and wife Ellarine Powers

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

SHELBY County, Alabama, to-wit:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 18, South, Range 1 West, mineral and mining rights excepted and except 3/4th of an acre, more or less, heretofore conveyed to Arthur Snyder and wife Josie Snyder by deed recorded in Deed Book 147 page 171, in the Probate Office of Shelby County, Alabama, which excepted tract commences at the East line of a road, run South along said road 250 feet; thence in a Northeasterly direction to a point on the North line of said Quarter-Quarter Section which is 250 feet Easterly from point of beginning; thence West along said North boundary line 250 feet to point of beginning.

Subject to 1956 taxes and to mortgage in favor of George Hardin recorded in Volume 238 page 305 in the Probate Office of Jefferson County, Alabama.

It is understood and agreed that the Grantor is reserving a purchase money mortgage on the above described property in the sum of \$8,500.00 and agrees to keep the first mortgage herein mentioned current by paying the indebtedness thereby secured as the same matures out of the proceeds of the purchase money mortgage being executed to Grantor.



TO HAVE AND TO HOLD Unto the said Daniel Albert Powers and wife Ellarine Powers 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 said J. A. Garrett Real Estate and Insurance Co. Inc. does for itself, its successors and assigns, covenant with said Daniel Albert Powers and wife Ellarine Powers, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above stated

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Daniel Albert Powers and wife Ellarine Powers, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. A. Garrett Real Estate and Insurance Company, Inc.

has hereunto set its signature by J. A. Garrett its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 1st day of August, 1956

ATTEST:

Sadie S. Jeffery  
Secretary.

J. A. GARRETT REAL ESTATE & INSURANCE COMPANY, INC.  
By J. A. Garrett  
Vice-President.

State of Alabama

JEFFERSON

County

E. W. Liles

I, \_\_\_\_\_, a Notary Public in and for said county in said state, hereby certify that J. A. Garrett whose name as President of the J. A. Garrett Real Estate & Insurance Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of August, 1956

E. W. Liles  
Notary Public.

STATE OF ALABAMA  
SHELBY COUNTY  
L. C. Walker  
Judge of Probate  
has been paid  
by law.

STATE OF ALABAMA, SHELBY COUNTY  
I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 2 day of Aug 19 56 at 2 o'clock and recorded in Deed record 181 Page 307 and the Mortgage Tax of Deed Tax of 1.50 has been paid. L. C. Walker Judge of Probate