

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

State of Alabama

SHELBY

County

BOOK 181 PAGE 509

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars (\$100.00)
and other valuable considerations

DOLLARS

to the undersigned grantor J. Kidd Garrett

in hand paid by ~~ARTHUR~~ ARTHUR BLACKBURN & SHELLIE BLACKBURN

the receipt whereof is acknowledged I the said J. Kidd Garrett

do grant, bargain, sell and convey unto the said ARTHUR BLACKBURN & SHELLIE BLACKBURN

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

County, Alabama, to-wit:

From Northeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ runs West to center of County road; thence Southwestwardly along the center of the road 155 feet, for the point of beginning; thence Northwestwardly at a right angle from the road 200 feet, thence Southwesterly at an angle to the left of 90 degrees to the north line of said 40, thence West to the Northwest corner of said 40, thence South 412 $\frac{1}{2}$ feet, thence East parallel with the North line of said 40 to the center of the County Road; thence Northerly along the center of the road to the point of beginning. Situated in Section 31, Township 19, Range 1 East.

Also grantor conveys to grantee a one-half interest in and to a well, a pump and all water pipes located on the line of said property.

TO HAVE AND TO HOLD Unto the said

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, we have hereunto set our hands and seal,

this day of

WITNESSES:

Mrs. Roy A. Wells

J. Kidd Garrett

(Seal.)

(Seal.)

State of

COUNTY

I, William A. Smith a Notary Public in and for said County, in said State,

hereby certify that

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 17 day of August

William A. Smith
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 30 day of Aug 1956, at 8 o'clock P.M. and recorded in Book 181 Page 509, and the Mortgage Tax of \$5.00 has been paid.

STATE OF ALABAMA
SHELBY COUNTY
L. C. Walker
JUDGE OF PROBATE
I hereby certify
that the within
instrument is
correctly
filed for record
and the
Mortgage Tax
has been paid.