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1500.

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 in consideration of One Dollar and other good and valuable consideration ~~ENCLOSURES~~

to the undersigned grantor Emma Marie Driggers and husband A. J. Driggers Jr.

in hand paid by H. A. Brasher and wife Bertha Brasher

the receipt whereof is acknowledged we the said Emma Marie Driggers and husband
A. J. Driggers Jr.

do grant, bargain, sell and convey unto the said H. A. Brasher and wife Bertha Brasher

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

SHELBY

County, Alabama, to-wit:

From the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 20, South, Range 2 West, run North along the West boundary of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 355.35 feet to a point on the North edge of the Fungo Public Road for the point of beginning of the tract of land herein conveyed: continue North along the West boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 7, Tp 20, S, R 2 West, for a distance of 300 feet; thence turn 96 deg 26' to the right and run for a distance of 243 feet; thence turn 96 deg 33' to the right and run for a distance of 350 feet more or less to the North edge of the Fungo Public road; thence turn 99 deg 58' to the right and run along the North edge of the Fungo Public road a distance of 170 feet to the point of beginning. This tract of land being a part of the SW $\frac{1}{4}$ of Section 7, T 20, S, Range 2 West, Shelby County, Alabama, and containing 1.54 acres more or less.

TO HAVE AND TO HOLD Unto the said H. A. Brasher and wife Bertha Brasher

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 seals,
this day of

WITNESSES:



Emma Marie Driggers (Seal.)
A. J. Driggers Jr. (Seal.)
(Seal.)
(Seal.)

State of ALABAMA,

JEFFERSON

COUNTY

I, Jos. C. Barnard, a Notary Public in and for said County, in said State, hereby certify that Emma Marie Driggers and husband, A. J. Driggers, Jr., 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 18th day of August, 1956

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 24 day of Aug, 1956, at 8 o'clock P. M. and recorded in Book 182 Page 12, and the Mortgage Tax of Deed Tax of 1.54 has been paid.

Notary Public.

L. C. Walker Judge of Probate