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# 110 Feb. 1956

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

State of Alabama

BOOK 183 PAGE 10  
County

KNOW ALL MEN BY THESE PRESENTS,

Shelby

That in consideration of One Hundred and 00/100 DOLLARS  
And other good and valuable consideration

to the undersigned grantors Willard Kelley and wife Mary Kelley

in hand paid by Eugene Paul Gardner and wife Ruby Gamble Gardner

the receipt whereof is acknowledged we the said Willard Kelley and wife Mary Kelley

do grant, bargain, sell and convey unto the said Eugene Paul Gardner and wife Ruby Gamble Gardner

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

Shelby County, Alabama, to-wit:

Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 28, Township 19, Range 1 East, except that portion of the above described property heretofore conveyed to Leonard L. White and Delene White as shown by deed recorded in Volume 159, Page 597, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Eugene Paul Gardner and wife Ruby Gamble Gardner

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,

this day of October, 1956

WITNESSES:

Willard Kelley (Seal.)  
Mary Kelley (Seal.)

State of

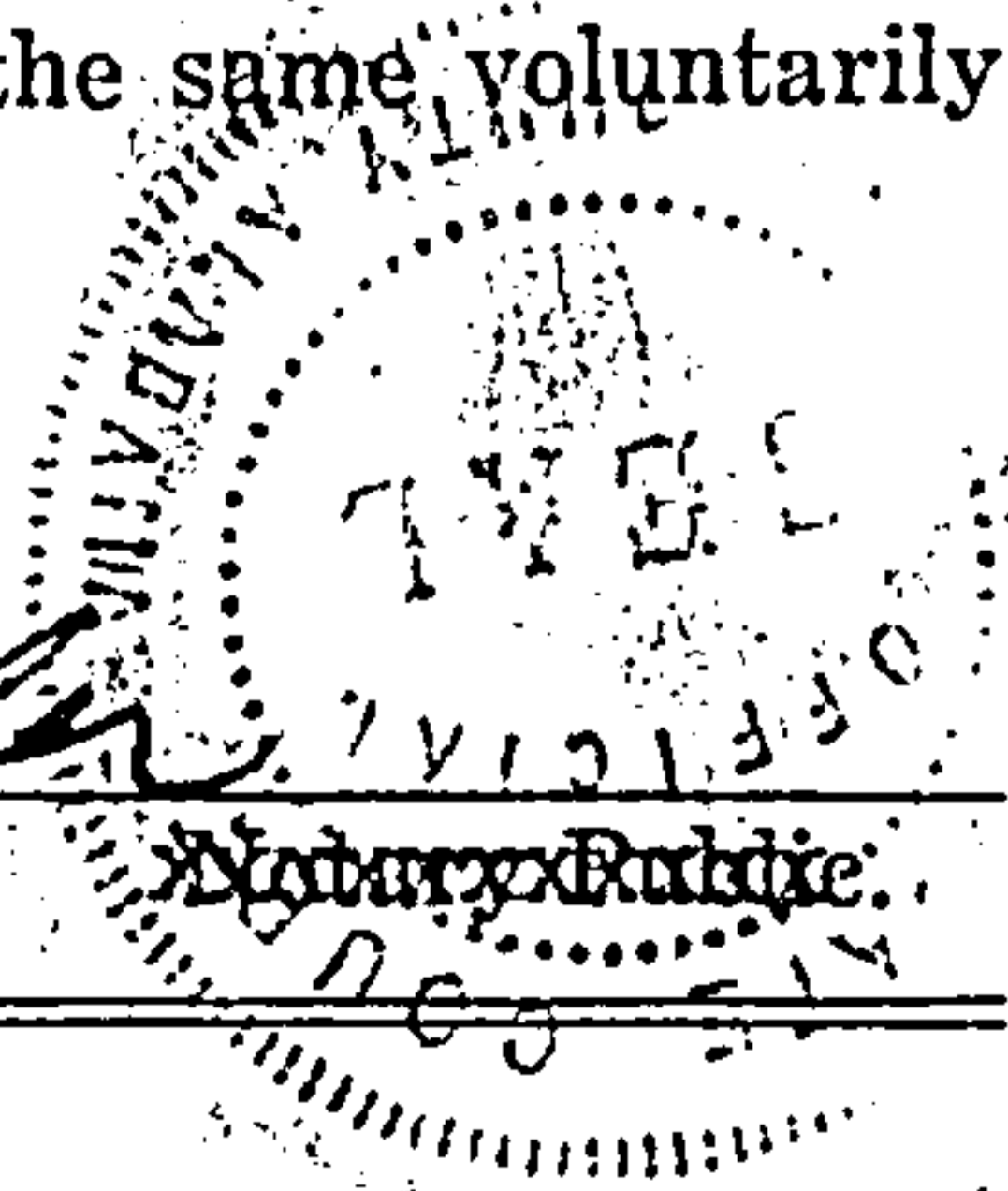
Shelby COUNTY

I, L.C. Walker, Judge of Probate a Notary Public in and for said County, in said State, hereby certify that Willard Kelley and wife, Mary Kelley

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 19th day of October, 1956

L.C. Walker  
Judge of Probate



STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 19 day of Oct, 1956, at 3 o'clock P.M. and recorded in Book 183 Page 10, and the Mortgage Tax of Doed Tax of 1.00 has been paid.

WALKER, JUDGE OF PROBATE  
required with Tax that