

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

State of Alabama } BOOK 186 PAGE 17  
SHELBY County } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and 00/100 (\$2000.00)..... DOLLARS

to the undersigned grantor C. W. Morris and H. P. Lipscomb, Jr.

in hand paid by J. H. Kirkland and wife, Wilma Kirkland,

the receipt whereof is acknowledged we the said C. W. Morris and wife, Bertha S. Morris;  
and H. P. Lipscomb, Jr. a single man,

do grant, bargain, sell and convey unto the said J. H. Kirkland and wife, Wilma Kirkland,

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

Shelby County, Alabama, to-wit:

Beginning at an iron stake at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 20, Range 4 West, thence north along quarter line 968 feet to a stake on the south side of right of way of the paved road from the bridge at Generys Gap; thence North 39°33' East 385 feet along said highway right of way to a stake; thence south 49°30' east 1089 feet to a stake; thence south 37°01' West 630 feet more or less to a stake on the south line of quarter section; thence West 630 feet more or less to the point of beginning, comprising twenty acres more or less.

TO HAVE AND TO HOLD Unto the said J. H. Kirkland and wife, Wilma Kirkland,

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 April, 1957.

WITNESSES:

C. W. Morris (Seal.)  
Bertha S. Morris (Seal.)  
H. P. Lipscomb, Jr. (Seal.)  
(Seal.)

State of ALABAMA  
JEFFERSON COUNTY

I, Frances E. Shell a Notary Public in and for said County, in said State, hereby certify that C. W. Morris and wife, Bertha S. Morris; and H. P. Lipscomb, Jr., a single man, 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

day of April, 1957.

Frances E. Shell

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 5 day of April, 1957 at 11 o'clock, P. M. and recorded in Book 186 Page 17, and the Mortgage Tax of Deed Tax of 2.00 has been paid.