

2235

see my book 239

REVISED 2-46

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

State of Alabama

JEFFERSON

County

BOOK 186 PAGE 18

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE HUNDRED TWENTY-TWO (\$922.00) cash and the assumption DOLLARS and agreement to pay the mortgage executed by the grantors to Clemmie Roubidoux on the below described property on the 16th day of June, 1955. to the undersigned grantors

Lizzie Mae Tyler and husband, Grover Tyler in hand paid by Oscar L. Brown and wife, Catherine L. Brown

the receipt whereof is acknowledged we the said Lizzie Mae Tyler and husband, Grover Tyler

do grant, bargain, sell and convey unto the said Oscar L. Brown and Catherine L. Brown

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

Shelby

County, Alabama, to-wit:

Northeast quarter (NE $\frac{1}{4}$) of Northwest quarter (NW $\frac{1}{4}$) Section 27,

Township 20, Range 4 West, except any and all easements of

record heretofore conveyed.

TO HAVE AND TO HOLD Unto the said Oscar L. Brown and wife, Catherine L. Brown

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 March, 1957.

WITNESSES:



Lizzie Mae Tyler (Seal.)
Grover Tyler (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, [Signature] a Notary Public in and for said County, in said State, hereby certify that Lizzie Mae Tyler and husband, Grover Tyler

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 25 day of March, 1957

[Signature] 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 1 o'clock, P.M. and recorded in Book 186 Page 18, and the Mortgage Tax of \$1.00 has been paid.
Judge of Probate