

#850.00 dep.

See Vol. 187, Page 551
Rec'd 246

3223

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

State of Alabama

Shelby

County

BOOK 187 PAGE 332

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred - Fifty and no/100 - - - - - DOLLARS
Cash and the execution of a purchase money mortgage in the amount of \$2500.00.

to the undersigned grantor William T. Syphurs and wife, Mary Lois Syphurs

in hand paid by William M. Covington and wife, Regina A. Covington

the receipt whereof is acknowledged we the said William T. Syphurs and wife, Mary Lois Syphurs

do grant, bargain, sell and convey unto the said William M. Covington and wife, Regina A. Covington

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

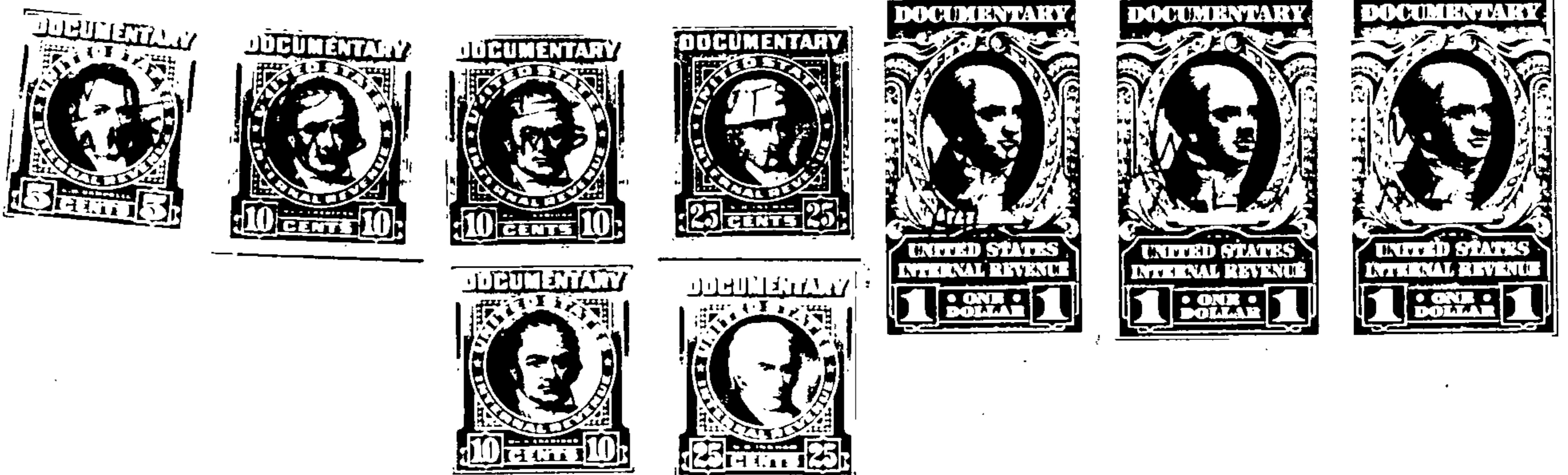
Shelby

County, Alabama, to-wit:

SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 21, Township 20, Range 1 West, as recorded in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to Alabama Power Company transmission line permit as recorded in
Volume 152 page 201 in said Probate Office.

Also all improvements and timber thereon, are included in this conveyance.



TO HAVE AND TO HOLD Unto the said William M. Covington and wife, Regina A. Covington

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. Except 1957 taxes, which the Grantees herein assume and agree to pay.

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 14th day of December, 1956.

WITNESSES:

Wm. J. Thornton

William T. Syphurs (Seal.)
William T. Syphurs

Mary Lois Syphurs (Seal.)
Mary Lois Syphurs

State of Alabama.

Jefferson

COUNTY

I, the undersigned

a Notary Public in and for the State of Alabama at Large

hereby certify that William T. Syphurs and wife, Mary Lois Syphurs

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

14th day of December, 1956.

Wm. J. Thornton
Notary Public.
for the State of Alabama at large.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within
was filed for record the 14 day of Dec 19 56 at 4 o'clock, P. M.
and recorded in Book 187 Page 332, and the Mortgage Tax of
has been paid.

L.C. Walker