

\$ 2.00 Feb. 1957

11800.00

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

3834

State of Alabama
SHELBY County

Know All Men By These Presents,

BOOK 188 PAGE 315

That in consideration of One and 00/100 (\$1.00) and other good and valuable consideration

to the undersigned grantor Lois V. Butler

in hand paid by Stephen E. Dill and wife Nelwyn H. Dill

the receipt whereof is acknowledged We the said Lois V. Butler & husband F. E. Butler

do grant, bargain, sell and convey unto the said Stephen E. Dill & wife Nelwyn H. Dill

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

Shelby County, Alabama, to-wit: A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township 20, Range 3 West, beginning at a red Elm sapling below the mill and running west 40 yards to a stake, thence north 80 yards, thence east to the section line, thence south along the section line 80 yards, thence west 40 yards to beginning. Also all of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township 20, Range 3 west that lies east of the Oxmoore public road as it now runs and south of the mill tract above described, containing in all 3 acres more or less.

TO HAVE AND TO HOLD Unto the said Stephen E. Dill and wife Nelwyn H. Dill

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 hand and seal,

this 3rd day of August, 1957

WITNESSES:

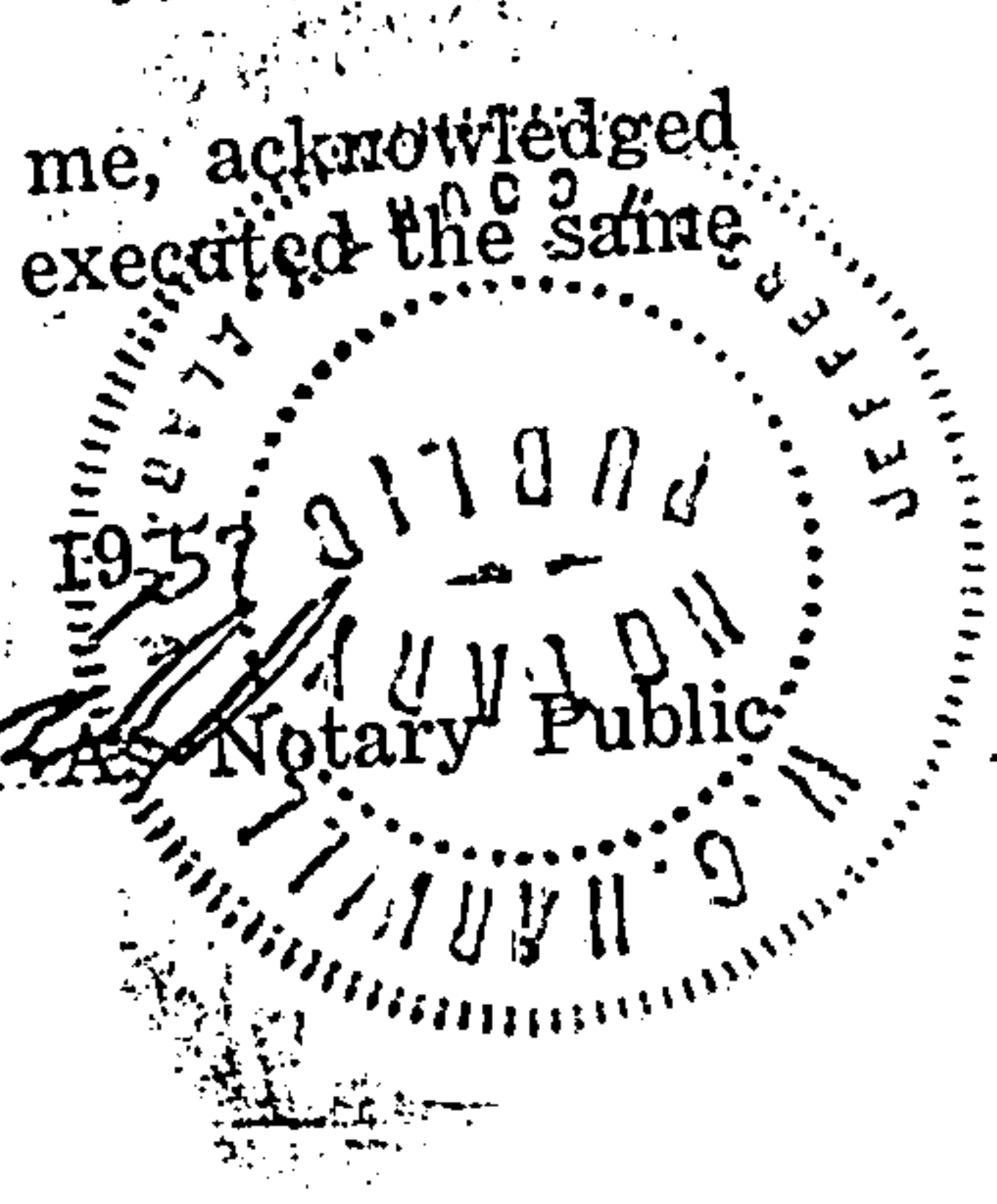
Lois V. Butler (Seal.)
F. E. Butler (Seal.)

State of ALABAMA
Jefferson COUNTY

I, W. G. Harvill, a Notary Public in and for said County, in said State, hereby certify that Lois V. Butler & husband F. E. Butler 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 3rd day of August

W. G. Harvill



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 Aug 1957 at 1 o'clock P. M. and recorded in Book 188 Page 315, and the Mortgage Tax of 2.00 has been paid.
L. C. Walker, Judge of Probate