

4266

4.95 Federal Stamp

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

State of Alabama

County

BOOK 189 PAGE 116

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and Five Hundred and No/100.....DOLLARS

to the undersigned grantors Mr. J. Van Splawn and his wife Blanche Splawn

in hand paid by Mr. H. B. Simpson

the receipt whereof is acknowledged We the said J. Van Splawn and wife Blanche Splawn

do grant, bargain, sell and convey unto the said H. B. Simpson and wife Jimmie Lou Simpson

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

Shelby County, Alabama, to-wit:

Lot number four in block number six according to Pine Groves Survey in map made and adopted by Andrew Drennan on land in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, which said map and survey are recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book Four, on page Eight.

TO HAVE AND TO HOLD Unto the said H. B. Simpson and wife Jimmie Lou Simpson

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 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 29th day of August 1957

WITNESSES:

J. Van Splawn (Seal.)  
Blanche Splawn (Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, Izas Bahakel a Notary Public in and for said County, in said State, hereby certify that Mr. J. Van Splawn and his wife Blanche Splawn 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 29 day of August 1957

Izas Bahakel

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 12 day of Sept, 1957, at 1 o'clock p.m. and recorded in Book 189 Page 116, and the Mortgage Tax of \$4.50 has been paid.  
L.C. Walker  
Judge of Probate