

4.95 Federal Stop

6M-2-57  
REVISED 2-46

4266

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  
was filed for record the 12 day of August 1957, at 1 o'clock P.M.  
and recorded in Deed Book 189, Page 116, and the Deed Tax of \$1.00  
has been paid.

L. C. Walker, Judge of Probate