

890

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

State of Alabama

SHELBY County

BOOK 190 PAGE 315
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred and no/100 (\$400.00) - - - - - DOLLARS
to the undersigned grantors J. A. Dawson and wife, Emily Dawson
in hand paid by Hubert Allen Howard and wife, Dorothy Marie Howard
the receipt whereof is acknowledged we the said J. A. Dawson and wife, Emily Dawson
do grant, bargain, sell and convey unto the said Hubert Allen Howard and wife,
Dorothy Marie Howard
as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

All of the NE¹/₄ of SE¹/₄, Section 11, Township 18, South,
Range 1, East, lying North of the Old Vandiver Dykes
Mill Road, containing 17 acres, more or less.

TO HAVE AND TO HOLD Unto the said Hubert Allen Howard and wife,
Dorothy Marie Howard

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 seal,
this 29th day of November, 1957.
WITNESSES:
McCoy Whitmire } *J A Dawson* (Seal.)
(J. A. Dawson)
(Seal.)
Emily Dawson (Seal.)
(Emily Dawson)

State of ALABAMA
JEFFERSON COUNTY

I, McCoy Whitmire a Notary Public in and for said County, in said State,
hereby certify that J. A. Dawson and wife, Emily Dawson
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 29th day of November, 1957.
McCoy Whitmire 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 *2* day of *Dec* 1957, at *2* o'clock *P.* M.
and recorded in *Book 190* Page *315*, and the Mortgage Tax of
Deed Tax of *50* has been paid.
L.C. Walker Judge of Probate

ALABAMA
COUNTY
certify
Privilege
CN 102 W
as requi
C. WALKER
Judge of Probate