

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

(J)
State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 - - - - - DOLLARS

to the undersigned grantor Gid E. Nelson, Jr.,

in hand paid by Gid E. Nelson, Jr., and Betty Holmes Nelson

the receipt whereof is acknowledged we the said Gid E. Nelson, Jr., and wife, Betty Holmes Nelson

do grant, bargain, sell and convey unto the said Gid E. Nelson, Jr., and Betty Holmes Nelson

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

S h e l b y

County, Alabama, to-wit:

Lots 23 and 24 in Block 6, according to Arden Subdivision to the town of Montevallo, as recorded in map book 3, on page 64, in the Probate Office of Shelby County, Alabama.

As a part of the consideration, grantees assume and agree to pay the balance due under that mortgage of grantors to First Federal Savings and Loan Association of Alabama, dated August 16, 1956 and recorded in Vol. 245 page 272, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Gid E. Nelson, Jr., and Betty Holmes Nelson

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 current state, county and city taxes which grantees assume; and except as mentioned above;

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, s

this 21st day of December, 1957

WITNESSES:

F. E. Ballentine
James E. Mahaffey
E. B. Mahaffey

Gid E. Nelson, Jr. (Seal.)
Gid E. Nelson, Jr.
Betty Holmes Nelson (Seal.)
Betty Holmes Nelson
(Seal.)

State of ALABAMA

SHELBY
COUNTY

COUNTY

I, *Mary Lee Mahaffey*

a Notary Public in and for said County, in said State,

hereby certify that Gid E. Nelson, Jr., and wife, Betty Holmes Nelson

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 21st day of December, 1957

Mary Lee Mahaffey

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 1 day of Jan, 1958, at 2 o'clock P. M. and recorded in Record Book 190 Page 520 and the Mortgage tax of \$50 Doed Tax of 50 has been paid.

L. C. Walker Judge of Probate