

1110 Feb. 1958

Warranty Deed, Joint Grantees with Survivorship

STATE OF ALABAMA

SHELBY

County

1496  
Know All Men By These Presents,

BOOK 191 PAGE 239

That in consideration of Four Hundred Dollars and other good and valuable consideration

to the undersigned grantor Henry Lowery and wife, Mildred Lowery

in hand paid by Manuel Robert Hardin and Margaret Hardin

the receipt whereof is acknowledged we the said Henry Lowery and wife, Mildred Lowery

do grant, bargain, sell and convey unto the said

Manuel Robert Hardin and Margaret Hardin as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

One acre of land being described as follows: Begin at the northeast corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 31, Township 18 South, Range 1 West and run South and parallel to the west line of said ten acre parcel, 210 feet; thence west and perpendicular to the west line of said ten acres, 210 feet; thence north and parallel to the west line of said ten acres 210 feet to the north line of said ten acres; thence along same east 210 feet to the point of beginning.

Also a 10 foot wide easement over land described in deed dated December 25, 1954, and recorded in Deed Book 175 page 118 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Manuel Robert Hardin and Margaret Hardin

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 seals this 8th day of January, 1958.

WITNESSES:

Henry Lowery (Seal.)  
Mildred Lowery (Seal.)

State of ALABAMA

SHELBY

County

I, Ernest S. Adams, a Notary Public in and for said County, in said State,

hereby certify that Henry Lowery and wife, Mildred Lowery

whose names are signed to the foregoing conveyance, and who are know 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 8th day of January, 1958

Ernest S. Adams As Notary Public

My Commission expires Sept. 9, 1959

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within was filed in this office for record the day of January 1958 at 8 o'clock A.M. and recorded in Deed Book 191 Page 239 and the Mortgage Tax of \$ 1.25 and the Death Tax of \$ 2.00 has been paid.

Fee \$ 1.25 L. C. Walker Judge of Probate

has been paid in instrument by law. STATE OF ALABAMA SHELBY CO. 1110