

2812

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred and no/100 (\$200.00) - - - - - DOLLARS

to the undersigned grantor s W. T. Woodruff and wife, Medie Woodruff

in hand paid by Otis B. Kirkland and wife, Bonnie M. Kirkland

the receipt whereof is acknowledged we the said W. T. Woodruff and wife, Medie Woodruff

do grant, bargain, sell and convey unto the said Otis B. Kirkland and wife, Bonnie M. Kirkland

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

SHELBY

County, Alabama, to-wit:

Commence at the NE corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 4, Township 18, Range 1, East. From said corner go West along quarter section quarter section 395 ft.; thence South parallel with East boundary line of said forty, 1,320 ft. to South boundary line of said forty; thence East parallel with the North boundary line 395 ft. to SE corner of said forty; thence North along Section line, 1,320 ft. to NE corner to point of beginning.

Also, commence at the SE corner of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 4, Township 18, Range 1, East. From said corner go North 312 ft. to County Road; thence in a Southwesterly direction along said road 560 ft. until it intersects the North boundary line of said forty; thence East along quarter section quarter section to SE corner of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  to point of beginning.

Containing 15 acres, more or less.

TO HAVE AND TO HOLD Unto the said Otis B. Kirkland and wife, Bonnie M. Kirkland

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 30th day of October, 1957.

WITNESSES:

W. T. Woodruff (Seal.)  
(W. T. Woodruff)

Medie Woodruff (Seal.)

State of  
JEFFERSON

ALABAMA

COUNTY

I, McCoy Whitmire

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

hereby certify that W. T. Woodruff and wife, Medie Woodruff

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 30th day of October, 1957.

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 14 day of May 1958 at 10 o'clock A. M. and recorded in Book 193 Page 185, and the Mortgage Tax of \$50 has been paid.

L. C. Walker, Judge of Probate