

\$1.10 Feb 11/58

BOOK 193 PAGE 245

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

288P

Know All Men By These Presents,

That in consideration of Six Hundred and no/100-----DOLLARS

to the undersigned grantors W. E. Morrow and wife, Ethel Morrow

in hand paid by Howard E. Smith and wife, Alice P. Smith

the receipt whereof is acknowledged we the said W. E. Morrow and wife, Ethel Morrow

do grant, bargain, sell and convey unto the said Howard E. Smith and wife, Alice P. Smith

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

Shelby County, Alabama, to-wit:

That certain parcel of land described as commencing at the Northwest corner of the NW¼ of the NW¼ of Section 36, Township 21, Range 1 West, and run thence North 87 deg. East for a distance of 32 feet to a point 10 feet East of the middle of the Louisville & Nashville Railroad Company's track; run thence South 23 deg. East along said Railroad track for a distance of 566 feet to the Southwest corner of the Walter E. Morrow lands, as described in that certain deed from Maggie H. Weaver and husband, T. J. Weaver, to Walter E. Morrow, dated March 17, 1903, and recorded in Deed Book 27 on page 276 in the Office of the Judge of Probate of Shelby County, Alabama; run thence North 90 deg. East along the South line of the said Walter E. Morrow lands, as aforesaid, for a distance of 1150 feet, more or less, to the Southwest corner of the tract of land heretofore sold by Walter E. Morrow to Lorene Pratt, for a point of beginning, which point is on the public road known as the "Nath Mooney Road", said last named point being the point of beginning of the lot hereinafter described and conveyed; run thence North 3 deg West for a distance of 385 feet, more or less, to the North line of the said Walter E. Morrow lands, and being the South line of the lands known as "The Murphy Warren Lands"; run thence West along the North line of the said Walter E. Morrow lands and parallel with the South line, as aforesaid, for a distance of 200 feet; run thence South 3 deg. East for a distance of 385 feet, more or less, to the South line of the said Walter E. Morrow lands, as aforesaid; run thence East 200 feet to the point of beginning of the lot herein conveyed, all situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Howard E. Smith and wife, Alice P. Smith

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 17th day of May, 1958.

WITNESSES:

W. W. Palmer

W. E. Morrow (Seal.)

Ethel Morrow (Seal.)

____ (Seal.)

____ (Seal.)

1.45
1.00
1.10
3.55

State of ALABAMA

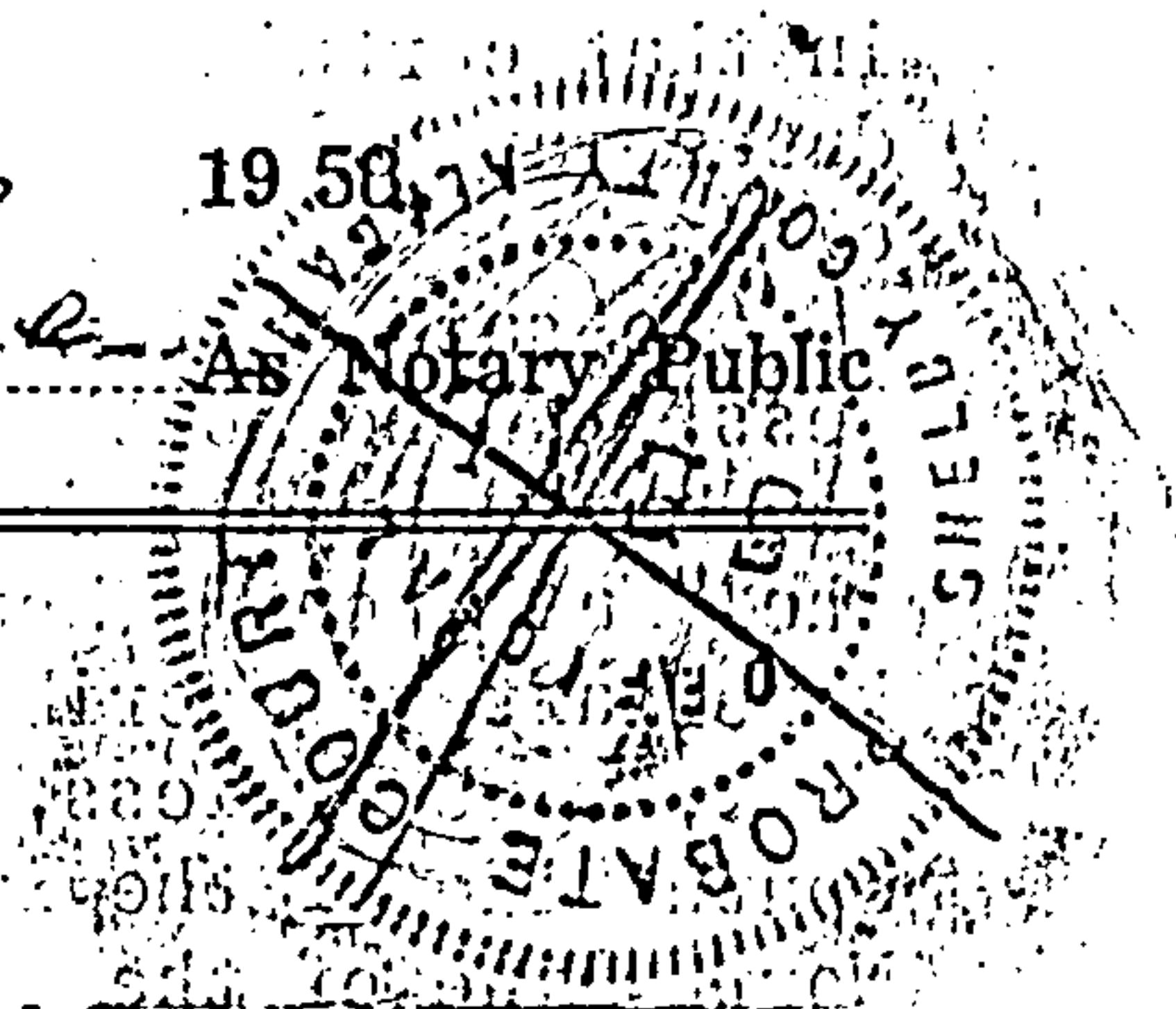
SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that W. E. Morrow and wife, Ethel Morrow 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 17th day of May 1958

W. W. Rabren
W. W. Rabren

As Notary Public



I hereby certify that \$1.00 Privilege Tax has been paid on the within instrument as required by law. STATE OF ALABAMA, SHELBY COUNTY

I, L. C. WALKER, JUDGE OF PROBATE, do hereby certify that on the _____ day of _____, 19____, _____, came before me known to me to be the wife of the within named _____ who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the _____ day of _____ 19____

As 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 _____ day of May 1958 at _____ o'clock PM and recorded in Book 193 Page 248, and the Mortgage Tax of _____ and the Deed Tax of 1.00 has been paid.
L. C. Walker
L. C. Walker, Judge of Probate