

17.60 2nd Lt

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 Sixteen Thousand and No/100 - - (\$16,000.00) - - DOLLARS

to the undersigned grantor Ferman Jackson Albright

in hand paid by Dudley D. Pendleton and Emily Pendleton

the receipt whereof is acknowledged we the said
Ferman Jackson Albright and wife, Etta Lee Albright

do grant, bargain, sell and convey unto the said

Dudley D. Pendleton and Emily Pendleton
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 3, Block A, according to the map and survey of Hubbard and Givhan Subdivision of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22, Range 3 West, as the same is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, page 81; subject to easements as shown by recorded plat, easement to Alabama Power Company recorded in Volume 102, page 299 and Volume 169 at page 13, in the Office aforesaid, and restrictions as to the use of the property as shown by Map Book 3, page 81 in said Probate Office.

TO HAVE AND TO HOLD Unto the said Dudley D. Pendleton and Emily Pendleton

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except current year's taxes,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 11th day of June, 1958.

WITNESSES:

Ferman Jackson Albright (Seal.)
Ferman Jackson AlbrightEtta Lee Albright (Seal.)
Etta Lee Albright

(Seal.)

(Seal.)

State of

ALABAMA

JEFFERSON

COUNTY

I,

M. L. Taliaterra

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

hereby certify that Ferman Jackson Albright and wife, Etta Lee Albright

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 11th day of June, 1958.

M. L. Taliaterra

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 12 day of June, 1958, at 8 o'clock P. M. and recorded in Book 193 Page 408, and the Mortgage Tax of \$16.00 has been paid.

L. C. Walker, Judge of Probate