

6M-9-56
REVISED 2-46

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

State of Alabama

SHELBY

County

3168
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty and no/100 (\$20.00) - - - - - DOLLARS

to the undersigned grantors E. A. Branham and wife, Dovie Branham

in hand paid by Walter Ellis Branham and wife, Vera G. Branham

the receipt whereof is acknowledged we the said E. A. Branham and wife, Dovie Branham

do grant, bargain, sell and convey unto the said Walter Ellis Branham and wife,
Vera G. Branham

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

SHELBY

County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26,
Township 17, Range 1, East. From said corner go North along
the East boundary line of said 40, 340 ft.; thence West
parallel with the South boundary line 150 ft.; thence South
10° East 366 ft. to the South boundary line; thence East
along South boundary line 40 ft. to point of beginning.

TO HAVE AND TO HOLD Unto the said Walter Ellis Branham and wife, Vera G. Branham

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 2nd day of March, 1957.

WITNESSES:

E. A. Branham (Seal.)
(E. A. Branham)(Seal.)
Dovie Branham (Seal.)
(Dovie Branham)

State of

ALABAMA

JEFFERSON

COUNTY

I, MCCOY WHITMIRE

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

hereby certify that E. A. Branham and wife, Dovie Branham

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 2nd day of March, 1957.

M. C. McCoy Whitmire
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, 1957, at 2:30 o'clock P. M.
and recorded in Book 193 Page 440 and the Mortgage Tax of
Deed Tax of 20 has been paid.L. C. Walker
Judge of Probate