

450.00

Warranty Deed, Joint Grantees With Survivorship

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STATE OF ALABAMA

SHELBY

County

3194
Know All Men By These Presents,

That in consideration of One Hundred and No/ 100 (\$100.00)
and other valuable consideration

DOLLARS

to the undersigned grantor S Ross Wilson, and wife Mary Lee Wilson

in hand paid by Emmett G. Lynn, and wife Mary F. Lynn

the receipt whereof is acknowledged We the said Ross Wilson, and wife Mary Lee Wilson

do grant, bargain, sell and convey unto the said Ross G. Lynn, and wife Mary F. Lynn

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

Shelby

County, Alabama, to-wit:

Begin at the NE corner of the NW $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of Section 22, Township 20, Range 3 West, and run Southerly along the N and S quarter line 180 feet, more or less, for a commencing point, thence continue S 188 feet, more or less to M. E. Roy's land; thence Westerly 165 feet to an iron stake; thence Northwesterly 165 feet, more or less, to the middle of Hillsboro Branch at a Willow Oak; thence Northeasterly 250 feet to a stake on said Branch; thence Southeasterly 245 feet, more or less, to point of commencement. The said parcel or tract of land being all of that part of the J. A. Thompson Estate land lying West of the said North and South forty line in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 22, Township 20, Range 3 West and containing 1 $\frac{1}{2}$ acres, more or less, bounded on the East by J. A. Thompson land, on the South by M. E. Roy land, on the West by Annie Floyd land, and on the North by W. S. Esco land in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Emmett G. Lynn, and wife Mary F. Lynn

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 servered 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 our selves 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 21st day of June, 1958.

WITNESSES:

Ross Wilson (Seal.)
Mary Lee Wilson (Seal.)

State of ALABAMA

SHELBY

County

I, A. H. Allbright, a Notary Public in and for said County, in said State,

hereby certify that Ross Wilson, and wife Mary Lee Wilson

whose name S 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 21st day of June

A. H. Allbright
As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within

June 21, 1958 8 AM Deed 24 50 70