

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

State of Alabama

JEFFERSON

County

3337
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten and no/100 - - - - - DOLLARS
and love and affection,

to the undersigned grantor Charles F. Lewis

in hand paid by Isabelle B. Lewis, wife of the grantor herein,

the receipt whereof is acknowledged I the said Charles F. Lewis

do grant, bargain, sell and convey unto the said Isabelle B. Lewis and husband, Charles F. Lewis

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

Shelby

County, Alabama, to-wit:

SE $\frac{1}{4}$ of Section 32, Township 19, Range 1 West; Also a tract of land lying in Section 5, Township 20, Range 1 West, more particularly described as follows: Begin at northeast corner of Section 5, run thence west along section line 1512 feet; thence south, 40 degrees east, 25 feet to the point of beginning of the tract hereby conveyed; thence south, 40 degrees east 867 feet to fence; thence north, 55 degrees 30 minutes east, 490 feet; thence south, 40 degrees east, 444 feet; thence south, 61 degrees west, 430 feet; thence south, 53 degrees west, 1960 feet; thence north 40 degrees west, 1050 feet; thence north, 54 degrees 45 minutes east, 1011 feet; thence north, 50 degrees east, 950 feet to the point of beginning, containing 58 acres, all in Section 5, Township 20, Range 1 West, except that part of the above described land, if any, that lies in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 20, Range 1 west;

Also the surface right to all of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West that is not described above, being 30 acres, more or less; Also the surface right to all of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West that is not described above, being 13 acres, more or less.

The intent and purpose of this conveyance being to convey an undivided one-half interest to my wife, Isabelle B. Lewis, and at the same time create a title of joint tenants, with right of survivorship.

TO HAVE AND TO HOLD Unto the said Isabelle B. Lewis and Charles F. Lewis

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.

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, I have hereunto set my hand and seal,

this 9th day of April, 1958.

WITNESSES:

State of ALABAMA

JEFFERSON

COUNTY

I, J. H. Bynum

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

hereby certify that Charles F. Lewis

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 1958.

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. O. Walker, Judge of Probate, hereby certify that the within was filed for record the 1 day of July, 1958, at 8 o'clock P. M. and recorded in Book 147 Page 7, and the Mortgage Tax of \$5.00 has been paid.