

400.

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

State of Alabama }
JEFFERSON County }

3242

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND 00/100 - - - - (\$100.00) - - - DOLLARS
and other valuable considerations

to the undersigned grantor Joanna R. Ellington

in hand paid by J. W. Watson and wife Beulah Watson

the receipt whereof is acknowledged we the said Joanna R. Ellington and husband
Henry T. Ellington

do grant, bargain, sell and convey unto the said J. W. Watson and wife Beulah Watson

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

Shelby County, Alabama, to-wit:

Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section 15, Township
18, Range One East.

TO HAVE AND TO HOLD Unto the said J. W. Watson and wife Beulah Watson

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 seals,
this 30th day of June, 1958.

WITNESSES:

J. W. Lynne } *Joanna R. Ellington* (Seal.)
Henry T. Ellington (Seal.)
____ (Seal.)
____ (Seal.)



State of ALABAMA }
JEFFERSON COUNTY }

I, *Sue Young* a Notary Public in and for said County, in said State,
hereby certify that Joanna R. Ellington and husband Henry T. Ellington
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 30th day of June, 1958.

Sue Young
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 1 day of July 1958, at 8 o'clock P. M.
and recorded in *deed* Record *1958* Page *17* and the Mortgage Tax of
Deed Tax of *50* has been paid.
L. C. Walker Judge of Probate