

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 One hundred fifty and no/100 (\$150.00) - - - - -DOLLARS

to the undersigned grantor s Maggie Davis and husband, C. J. Davis

in hand paid by Milton Isbell and wife, Lola Faye Isbell

the receipt whereof is acknowledged we the said Maggie Davis and husband, C. J. Davis

do grant, bargain, sell and convey unto the said Milton Isbell and wife, Lola Faye Isbell

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

SHELBY

County, Alabama, to-wit:



Begin at NE corner of the NE $\frac{1}{4}$, of the NE $\frac{1}{4}$, of Section 9, Township 18, South, Range 1, East. From said corner go North along quarter-quarter section line 210 ft. to point of beginning; thence continue along said line 210 ft.; thence South 630 ft., more or less, to North right of way of Highway Number 25; thence East along right of way of said highway, 210 ft.; thence North 630 ft. to point of beginning.

Being a part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, of Section 9, Township 18, South, Range 1, East.

TO HAVE AND TO HOLD Unto the said Milton Isbell and wife, Lola Faye Isbell

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 23rd day of May, 1958.

WITNESSES:

M. E. Coy Whitmire

Maggie Davis (Seal.)

(Maggie Davis)

(Seal.)
C. J. Davis (Seal.)

(C. J. Davis)

(Seal.)

JEFFERSON

COUNTY]

I, McCoy Whitmire a Notary Public in and for said County, in said State,

hereby certify that Maggie Davis and husband, C. J. Davis

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 23

day of

May

, 1958.

M. E. Coy 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 *23* day of *May*, 19*58*, at *8* o'clock *P.M.* and recorded in *Book 194* Page *94*, and the Mortgage tax of *50* has been paid.

L. C. Walker

Judge of Probate.