

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

State of Alabama }
Shelby County }

3194

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Hundred and No/100----- DOLLARS

to the undersigned grantors, Frank Overton and wife, Serena Overton,

in hand paid by Sidney E. Partridge and wife, Lola F. Partridge,

the receipt whereof is acknowledged we the said Frank Overton and wife, Serena Overton,

do grant, bargain, sell and convey unto the said Sidney E. Partridge and wife, Lola F. Partridge

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

Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, described as follows: Beginning at the NE corner of said forty acres and run West along North line of said forty to East right of way line of Leeds Paved Highway; thence in a Southerly direction along said Highway right of way 325 feet; thence in an Easterly direction and parallel with North line of said forty acres, 743 feet, more or less, to East line of said forty acres; thence North along East line of said forty acres, 325 feet to point of beginning. Minerals and mining rights excepted. Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Sidney E. Partridge and wife, Lola F. Partridge,

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 8th day of July, 1958

WITNESSES:

Frank Overton (Seal)
Serena Overton (Seal)

State of Alabama }
Jefferson COUNTY }

I, Mary Ruth Gibson a Notary Public in and for said County, in said State,

hereby certify that Frank Overton and wife, Serena Overton

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 8th day of July, 1958

Mary Ruth Gibson
Notary Public

My Commission Expires:

My Commission Expires May 1962

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 10 day of July, 1958 at 8 o'clock P.M. and recorded in Book 147 Page 126, and the Mortgage Tax of Deed Tax of 2.00 has been paid.

L.C. Walker of Probate