

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

State of Alabama

JEFFERSON County

3884

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 - - - - - DOLLARS
and other good and valuable consideration

to the undersigned grantor Nell P. Korvink

in hand paid by H. A. Merris and Dorothy L. Merris

the receipt whereof is acknowledged we the said Nell P. Korvink and husband, Arie Korvink

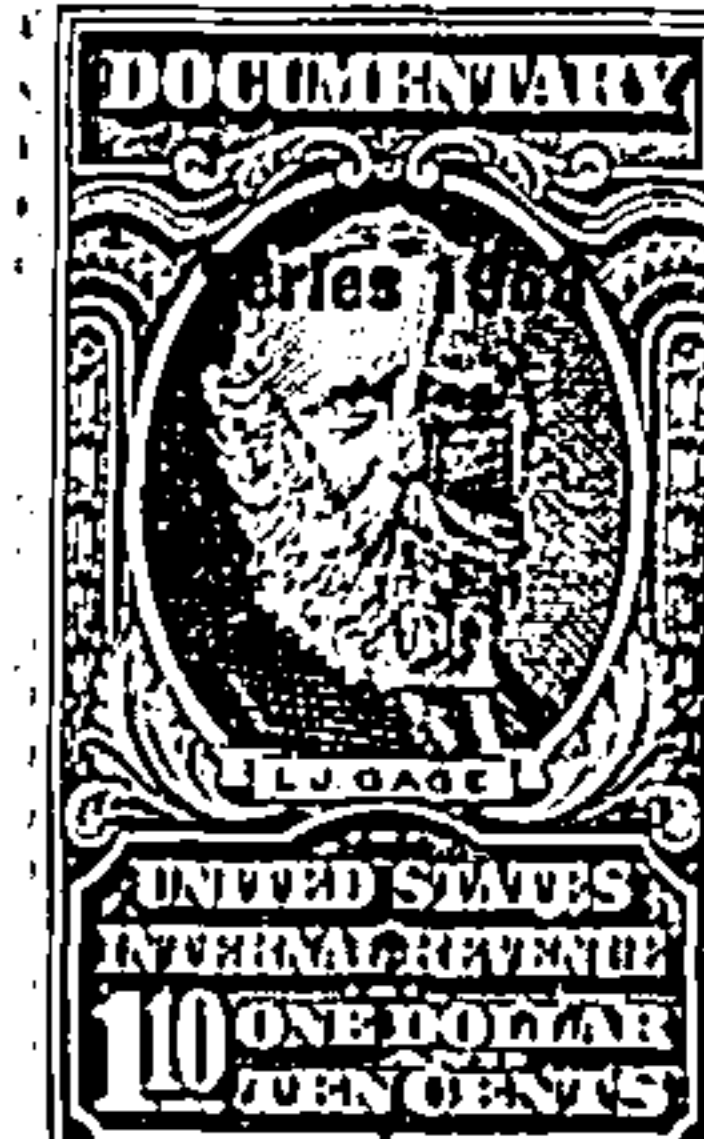
do grant, bargain, sell and convey unto the said H. A. Merris and wife, Dorothy L. Merris

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

Shelby County, Alabama, to-wit:

All of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ that lies West of the New Birmingham-Montgomery Highway right of way of Section 31, Township 19, Range 2 West. Minerals and mining rights excepted.

There is also conveyed hereby all interest of the grantors herein in and to that certain easement recorded in Vol. 179, page 253, Probate Office of Shelby County, Alabama, modified by instrument recorded in Vol. 190, page 353 in said Probate Office.



This conveyance is subject to mortgage of Claude H. Baldwin, Jr. to First Federal Savings and Loan Association of Alabama, recorded in Vol. 243, page 424, in the Probate Office of Shelby County, Alabama, and to Transmission line permit to Alabama Power Company, recorded in Vol. 138, page 51, in said Probate Office and to Right-of-way to Shelby County, recorded in Vol. 152, page 594, in said Probate Office.

TO HAVE AND TO HOLD Unto the said H. A. Merris and wife, Dorothy L. Merris

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, except current state, county and city taxes which grantees assume, and except as mentioned above;

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 14th day of August, 1958.

WITNESSES:

William M. Acker, Jr.

Nell P. Korvink (Seal)
Nell P. Korvink

Arie Korvink (Seal)
Arie Korvink

State of Alabama

Jefferson COUNTY

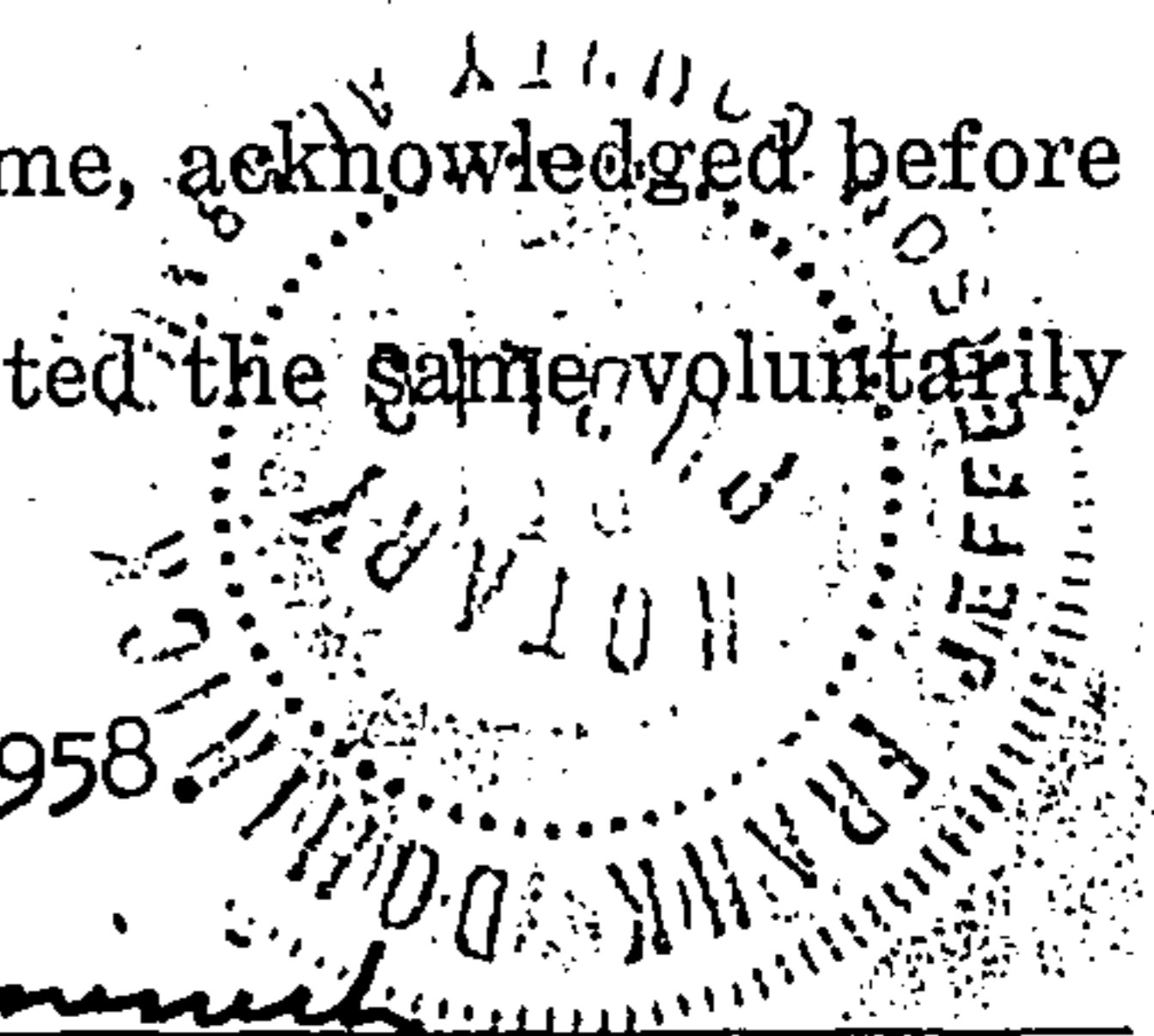
I, Frank Dominick a Notary Public in and for said County, in said State,

hereby certify that Nell P. Korvink and husband, Arie Korvink

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 14th day of August, 1958.

Frank Dominick
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 16 day of Aug 1958, at 8 o'clock and recorded in deed record Vol. Page 228 and the Mortgage Tax of Deed Tax of 1.00 has been paid.

L. C. Walker
Judge of Probate