

4011

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 and no/100 (\$1.00) and other good and valuable consideration - - - - - DOLLARS

to the undersigned grantors Harold Cecil Duckett and wife, Jimmie Rose Duckett and
Magdaline H. Duckett, a single woman

in hand paid by Bill B. McGuire and wife, Flossie McGuire

the receipt whereof is acknowledged we the said Harold Cecil Duckett and wife,
Jimmie Rose Duckett and Magdaline H. Duckett

do grant, bargain, sell and convey unto the said Bill B. McGuire and wife,
Flossie McGuire

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

SHELBY

County, Alabama, to-wit:

Begin at the NW corner of the NE¹/₄ of the NE¹/₄, of Section 18,
Township 18, Range 1, East; run thence East along quarter-
quarter section line, 144 ft.; thence in a Southeasterly
direction 68 ft. to the junction of the right of way of the
New Farm to Market Survey on the old Ashville-Columbiana Road
and the first drive way to Wehapa Lake for point of beginning;
thence run East along the right of way of said Wehapa Lake Drive,
148 ft.; thence SW 148 ft.; thence NW to the right of way of
the said New Farm to Market Survey, 148 ft.; thence NE 148
ft. to point of beginning.

Containing one-half acre, more or less, and being in the NE¹/₄ of
the NE¹/₄, of Section 18, Township 18, Range 1, East.

TO HAVE AND TO HOLD Unto the said Bill B. McGuire and wife, Flossie McGuire

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 19 day of July, 1958.

WITNESSES:

M. E. Coy Whitmire

Harold Cecil Duckett (Seal.)

(Harold Cecil Duckett)
Jimmie Rose Duckett (Seal.)

(Jimmie Rose Duckett)
Magdaline H. Duckett (Seal.)

(Magdaline H. Duckett)
Bill B. McGuire (Seal.)

(Bill B. McGuire)

JEFFERSON

COUNTY

STATE SHE -
has been
instructed
by law.

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

hereby certify that Harold Cecil Duckett and wife, Jimmie Rose Duckett, and Magdaline H. Duckett,
a single woman

whose names have 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 19 day of July, 1958.

M. E. Coy Whitmire

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. O. Walker, Judge of Probate, hereby certify that the within *deed*
was filed for record the day of *July*, 1958, at *2* o'clock *P.*
and recorded in *Book 195 Page 138* and the Mortgage Tax of
Deed Tax of *54* has been paid.

L. O. Walker

Judge of Probate