

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 Dollar and love and affection

~~NO DOLLARS~~

to the undersigned grantors E. E. Wells, who is also known as Erman E. Wells
and wife, Estelle K. Wells

in hand paid by Erman E. Wells and wife Estelle K. Wells

the receipt whereof is acknowledged we the said Erman E. Wells and wife Estelle K. Wells

do grant, bargain, sell and convey unto the said Erman E. Wells and wife Estelle K. Wells

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

SHELBY

County, Alabama, to-wit:

Beginning at the northeast corner of the Northwest quarter of the southwest Quarter of Section 34, Township 19, Range 1 West, and run thence south 250 feet to the edge of a cleared field; then northwesterly 90 feet to public road, thence with said road in a Northeasterly direction 290 feet to the south right of way line of the Chelsea road, thence with said road in a northeasterly direction 105 feet to a fence post, run thence south 133 feet to the point of beginning and containing 75/100 of an acre and lying in the northeast corner of the northwest quarter of the southwest quarter east of road. Also, that part of the southwest quarter of the northwest quarter of said section 34 south of the Chelsea road and east of the public road. All in Section 34, Township 19, Range 1, West. Being the same lands conveyed by Mary Salser to E. E. Wells as shown of record in Deed Book 122, on page 153, in the office of the Judge of Probate of Shelby County, Alabama.

ALSO: A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 19, Range 1 West, beginning at Northwest Corner of said 40 acres, running South 70 yards, thence East 140 yards, thence North 70 yards, thence West along said 40 line to point of beginning, containing 2 acres, more or less. (Surface rights Only)

Grantors and Grantees are the same parties and it is the purpose and intent of this instrument to create a joint tenancy with right of survivorship as herein expressed as fully as if same had been so conveyed by a third party.

TO HAVE AND TO HOLD Unto the said Erman E. Wells and wife Estelle K. Wells

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, s

this 18th day of September, 1958

WITNESSES:

Erman E. Wells (Seal.)
Erman E. Wells
Estelle K. Wells (Seal.)
Estelle K. Wells
(Seal.)
(Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, E. W. Siley

a Notary Public in and for said County, in said State,

hereby certify that Erman E. Wells and wife Estelle K. Wells
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

18th

day of September, 1958

E. W. Siley

Notary Public.

Alabama, Shelby County

Walker, Judge of Probate hereby certify that the within

1958 at 8 o'clock A.M. and recd

was filed in this office for record the

Page 29 & examined

and the Mortgage Tax of \$

Deed Tax

has been paid

Judge of Probate

ee \$

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 50 Privilege Tax
has been paid on the with-
in instrument a
by law.

L. C. WALKER
JUDGE OF PROBATE