

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of **Two hundred and no/100-** - - - - - DOLLARS

to the undersigned grantor s **Macky Warren and Norma Warren**

in hand paid by **William C. Breneman and Katherine Breneman**

the receipt whereof is acknowledged we the said **Macky Warren and his wife, Norma Warren**

do grant, bargain, sell and convey unto the said **William C. Breneman and Katherine Breneman**

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

SHELBY

County, Alabama, to-wit:



From the NW corner of the NW $\frac{1}{4}$ of The NE $\frac{1}{4}$ of Section 7, Township 20 S. Range 2 West Run South along the West boundary of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 7, Tp. 20 S. Range 2 W. 486.1 feet to the point of beginning of the land herein described, Continue South along the West boundary of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 7, Tp. 20 S. R. 2 W. 150 feet; thence turn an angle of 90 degrees and 00 minutes Left and Run 290.4 feet; Thence turn an angle of 90 degrees and 00 minutes Left and run 150 feet; Thence turn an angle of 90 degrees and 00 minutes left and 290.4 feet to the point of beginning. This being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20, S. Range 2 West, Shelby County, Alabama., and Containing one acre.

TO HAVE AND TO HOLD Unto the said **William C. Breneman and Katherine Breneman,**

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 hand s and seal,s

this **26th** day of **January** 1959.

WITNESSES:

Macky Warren (Seal.)

State of Alabama

Jefferson

COUNTY

I, **Harvey M. Emerson**, a Notary Public in and for said County, in said State, hereby certify that **Macky Warren and his wife, Norma Warren** 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

26th day of **January**

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Harvey M. Emerson As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, **Conrad M. Fowler**, Judge of Probate, hereby certify that the within

2/9/59

PAM

Deed 2x 502