

1994

FD

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

(J)
State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 --- DOLLARS

to the undersigned grantors, Garland K. Grace and Lucy C. Grace

in hand paid by Lee A. Barclay and Lucille L. Barclay

the receipt whereof is acknowledged we the said Garland K. Grace and wife, Lucy C. Grace

do grant, bargain, sell and convey unto the said Lee A. Barclay and Lucille L. Barclay

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

SHELBY

County, Alabama, to-wit:

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 727

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

Lot 9 in Block 6, according to "Arden Subdivision" of the Town of Montevallo, Alabama, as recorded in map book 3, page 64, in the Probate Office of Shelby County, Alabama.

"TAX EXEMPT"

This deed is given for the purpose of correcting that deed of grantors to grantees dated July 27, 1956 and recorded in Vol. 181, page 290, in the Probate Office of Shelby County, Alabama wherein the deed was incorrectly signed.

SUBJECT to Transmission line permit to the Southern Bell Tel. and Tel. Co. and Alabama Power Co., dated April 2, 1954 and recorded in Vol. 165, page 480, in the Probate Office of Shelby County, Alabama; restrictions, limitations and conditions as set out in instrument recorded in Vol. 139, page 269, in said Probate Office; and subdivision regulations for the Town of Montevallo, Alabama, as set out in instrument recorded in Vol. 133, page 156 in said Probate Office.

TO HAVE AND TO HOLD Unto the said Lee A. Barclay and Lucille L. Barclay

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 seal, s

this 9th day of February, 1959

WITNESSES:

Garland K. Grace (Seal.)
Lucy C. Grace (Seal.)

State of ALABAMA }
MADISON COUNTY }

I, *the Undersigned Authority,* a Notary Public in and for said County, in said State, hereby certify that Garland K. Grace and wife, Lucy C. Grace 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

9th

day of

February, 1959

SEAL: PUBLIC

William B. Jones

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 12 day of Feb 1959 at 6 o'clock P. M. and recorded in record Page 138 and the Mortgage Tax.