

#220 Let. Comp

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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 Fifteen hundred and no/100 - - - - - DOLLARS  
and other good and valuable considerations

to the undersigned grantors Cecil H. Parker and wife, Sarah Parker

in hand paid by W. T. Whitfield and wife, Inez Whitfield

the receipt whereof is acknowledged We the said Cecil H. Parker and wife, Sarah Parker

do grant, bargain, sell and convey unto the said W. T. Whitfield and wife, Inez Whitfield

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

Shelby County, Alabama, to-wit:

A lot in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 14 Township 18  
Range 1 East, described as follows: Commence at  
the NW corner of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 14,  
and run North 87 deg East along North line of said  
forty 510 feet to the point of beginning of the lot  
herein described; thence continue North 87 deg East  
91 feet to the West right of way line of paved Leeds-  
Dunnavant Road; thence turn an angle of 86 deg 45'  
to right and run 190 feet along the West line of said  
road; thence turn an angle of 93 deg 15' to right and  
run 215.5 feet; thence turn an angle of 121 deg 15'  
to the right and run 221.2 feet to the point of be-  
ginning.

TO HAVE AND TO HOLD Unto the said W. T. Whitfield and wife, Inez Whitfield,

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 day of February, 1959.

WITNESSES:

Cecil H. Parker (Seal.)  
Cecil H. Parker  
Sarah Parker (Seal.)  
Sarah Parker  
(Seal.)

State of ALABAMA }  
Jefferson COUNTY }

I, Anna F. Chapman a Notary Public in and for said County, in said State,  
hereby certify that Cecil H. Parker and wife, Sarah Parker,  
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 7th day of February, 1959.  
Anna F. Chapman  
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 20 day of Feb 1959 at 2 o'clock P. M. and  
recorded in Book 194 at page 300 and the Mortgage Tax  
Deed Tax 2.00 has been paid.

Conrad M. Fowler  
Judge of Probate