

#6.05 Federal Hwy

3871

GM-2-57
REVISED 2-46

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

BOOK 212 PAGE 100

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FOUR HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor E. C. Huey (Also known as Eddie Huey), A single man

in hand paid by John Vizzina and wife Nellie Vizzina

the receipt whereof is acknowledged I the said E. C. Huey, a single man

do hereby grant, bargain, sell and convey unto the said John Vizzina and wife Nellie Vizzina

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

Shelby County, Alabama, to-wit:

All that part of N $\frac{1}{2}$ of N $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 7 - TOWNSHIP 19 South - RANGE 1 WEST that lies West of the Cahaba Valley Paved Highway right of way, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said John Vizzina and wife Nellie Vizzina

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 19th day of May, 1959

WITNESSES:

E. C. Huey (Seal.)
Eddie Huey (Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, Joe A. Scotch a Notary Public in and for said County, in said State,

hereby certify that E. C. Huey, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 1959

Joe A. Scotch
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 19 day of June 1959 at 11 o'clock M. and recorded in Deed Record 202 at page 188 and the Mortgage Tax Deed Tax \$5.50 has been paid.

Conrad M. Fowler
Judge of Probate