

#3.30 Fed. Hom.

3000 3.00 3.30

George Seier
60 Main St. - Birmingham 13

FORM 207-A—WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of FIFTY AND NO/100 (\$50.00)
and other good and valuable consideration

DOLLARS

to the undersigned grantors Ottis L. Ganus and wife, Ruby L. Ganus
in hand paid by George F. Seier and wife, Page Haralson Seier

the receipt whereof is acknowledged we the said Ottis L. Ganus and Ruby L. Ganus

do grant, bargain, sell and convey unto the said George F. Seier and Page Haralson Seier

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

Shelby County, Alabama, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$), of Section
10, Township 24, Range 15 East.
Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said George F. Seier and Page Haralson Seier

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 17th day of October, 1959.

WITNESSES:

Ottis L. Ganus (Seal.)
Ruby L. Ganus (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Lencie Brasher, a Notary Public in and for said County, in said State, hereby certify that Ottis L. Ganus and Ruby L. Ganus 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 17th day of October 19 59

Lencie Brasher As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 17 day of Oct 1959 at 8 o'clock P. M. and recorded in Deed Record 265 at page 309 and the Mortgage Tax Deed Tax 3.00 has been paid.

Conrad M. Fowler
Judge of Probate.

Given under my hand and official seal this the day of 19