

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 One Dollar (\$1.00) and other good and valuable consideration

DOLLARS

to the undersigned grantor Billy W. Brown and wife, Mattie D. Brown

in hand paid by Wilbur T. McDaniel and wife, Mary Alice McDaniel



the receipt whereof is acknowledged We the said Billy W. Brown and wife, Mattie D. Brown

do grant, bargain, sell and convey unto the said Wilbur T. McDaniel and wife, Mary Alice McDaniel

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

Shelby

County, Alabama, to-wit:

Commence where the West Line of the Southeast Quarter of the Northeast Quarter of Section 29, Township 19, Range 1 East crosses the Pumpkin Swamp Public Road, and run thence Northeast along said road to the North side of the Heading Mill Road; run thence in a Southeasterly direction along said Heading Mill road a distance of 420 feet for a point of beginning of the tract of land herein described and conveyed; Thence run in a Northeasterly direction and parallel with Pumpkin Swamp Road a distance of 315 feet; run thence in a Southeasterly direction parallel with the Heading Mill road, a distance of 210 feet; thence in a Southwesterly direction and parallel with Pumpkin Swamp road a distance of 315 feet to the Heading Mill Road; Run thence in a Northwesterly direction along said Heading Mill Road, a distance of 210 feet to the point of beginning, and containing 1.5 acres, more or less

This deed is executed for curative purposes, correcting the description from the granters herein to the grantees herein dated April 3rd, 1948 and recored in Deed Book 137, page 490, in the office of the judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said Wilbur T. McDaniel and wife, Mary Alice McDaniel

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 that certain mortgage held by R. H. Sullivan and wife, Ettie Sullivan and recorded in Deed Book 262, Page 199 Probate office Shelby Co. 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,

this 21st. day of October 1959

WITNESSES:

x Billy W. Brown (Seal.)

x Mattie D. Brown (Seal.)

x Roy L. Grantham

State of Alabama
Shelby

COUNTY

I, Roy L. Grantham

a Notary Public in and for said County, in said State,

hereby certify that Billy W. Brown and wife, Mattie D. Brown

whose name s 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

21st. day of October 1959

21st 10/1/59

Deed Book 1.00