

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

State of Alabama

SHELBY

County

1142
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty and no/100 - - - - - (\$280.00) DOLLARS

to the undersigned grantor s Richard Todd and wife, Dora Todd

in hand paid by Glenn T. McCluskey and wife, ~~XXXXXX~~ McCluskey

the receipt whereof is acknowledged we the said Richard Todd and wife, Dora Todd

do grant, bargain, sell and convey unto the said Glenn T. McCluskey and wife, ~~XXXXXX~~ McCluskey

as joint tenants, ^{all of our right, title, interest and equity} with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Begin at the Southwest Corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 12, Township 18, Range 1 East, thence East 825 feet; thence North 315 feet to the starting point of the following described lot, thence West 210 feet; thence North 420 feet; thence East 210 feet thence South 420 feet to the starting point, containing 2 acres more or less.

TO HAVE AND TO HOLD Unto the said Glenn T. McCluskey and wife, Glen Marie McCluskey

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 hand s and seal, s
this 7th day of December, 1959.

WITNESSES:

Richard L. Todd (Seal.)
Dora Todd (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Eldred L. Swint,

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

hereby certify that Richard Todd and wife, Dora Todd

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 7th day of December, 1959.

Eldred L. Swint
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 18 day of Dec 19 59 at 8 o'clock M. and
recorded in Deed Record 206 at page 158 and the Mortgage Tax
Deed Tax 20 has been paid.

Conrad M. Fowler
Judge of Probate

OF ALABAMA
SHELBY COUNTY
Privilege that
on the with-
s required
FOWLER
- Probate