

2779

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 TWENTY-FIVE HUNDRED AND NO/100 (\$2500.00) DOLLARS

to the undersigned grantors James Kent and wife, Nellie S. Kent

in hand paid by C. E. Putman and Mrs. C. E. Putman (Margaret B. Putman, being Mrs. C.E.Putman)

the receipt whereof is acknowledged we the said James Kent and Nellie S. Kent

do grant, bargain, sell and convey unto the said C. E. Putman and wife, Mrs. C. E. Putman

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

Shelby

County, Alabama, to-wit:

A part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 24, Township 19, Range 1 East, more particularly described as follows: Commencing at a point on the South boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ which said point is 825 feet East of the SW corner of said Quarter Quarter Section and which point is the point of beginning of the land herein described and conveyed; thence run North and parallel to the North and South center line of said Section 24 to a point which is 350 feet South of U. S. Highway No. 280; thence turn an angle of 90 deg. to the right and run thence 200 feet to the West boundary of a roadway; thence Northerly along the West boundary of said roadway and parallel with the North and South center line of said section 350 feet to the South boundary of said U. S. Highway No. 280; thence Easterly along the South boundary of said U. S. Highway No. 280, 130 feet to the West boundary of land belonging to B. George; thence Southerly and parallel with the North and South center line of said Section 24, to the South boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence Westerly along the South boundary of said Quarter Quarter section to point of beginning.

TO HAVE AND TO HOLD Unto the said C. E. Putman and Mrs. C. E. Putman

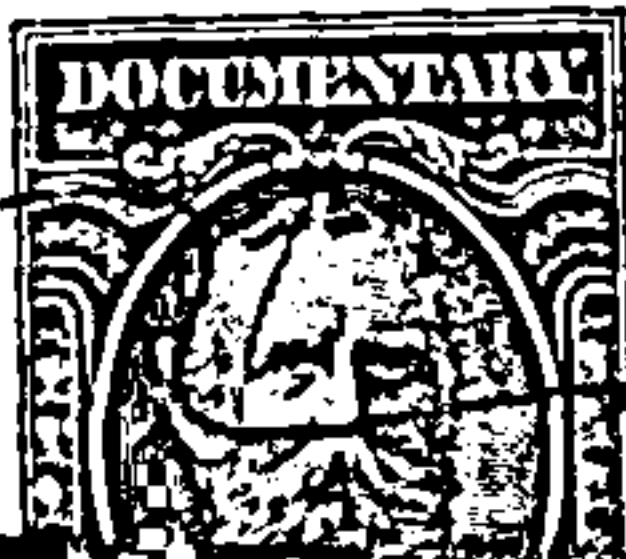
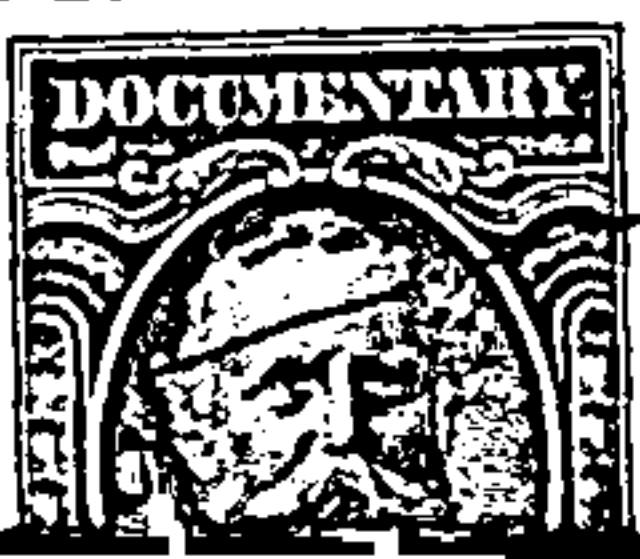
as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the 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 23rd day of February, 1960.



SES:



James Kent (Seal.)
Nellie S. Kent (Seal.)
(Nellie S. Kent)

State of

ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr. a Notary Public in and for said County, in said State, hereby certify that James Kent and wife, Nellie S. Kent

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 23rd day of February, 1960

Wales W. Wallace, Jr.
Notary Public

Filed 4/9/60 8 PM Recd L.R. 2.50 pd