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

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of TWO HUNDRED AND NO/100

to the undersigned grantor D. W. Smith and wife, Lydia Smith

in hand paid by Lonnie A. Posey and wife, Joyce G. Posey

the receipt whereof is acknowledged we the said D. W. Smith and Lydia Smith

do grant, bargain, sell and convey unto the said Lonnie A. Posey and Joyce G. Posey

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

Shelby County, Alabama, to-wit:

Lot No. 15, according to survey of Smith's Camp on Coosa River, recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 51.

Mineral & mining rights reserved

Above property shall not be used for business purposes and this covenant

TO HAVE AND TO HOLD Unto the said Lonnie A. Posey and Joyce G. Posey

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,

this _____ day of March, 1960.

WITNESSES:



D. W. Smith (Seal.)
Lydia Smith (Seal.)
Lydia Smith (Seal.)

State of ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler a Notary Public in and for said County, in said State,

hereby certify that D. W. Smith and wife, LYdia Smith

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 31 day of March, 1960.

Conrad M. Fowler Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 10 day of Jan 1960 at 10 M. o'clock, and recorded in Book 209 at page 222 on the 10 day of Jan 1960. Mortgage Tax _____ Deed Tax 5 has been paid.

Conrad M. Fowler
Judge of Probate