

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED DOLLARS & other good and valuable consideration ~~DOLLARS~~

to the undersigned grantors F. H. Smith and wife, Marjorie C. Smith

in hand paid by Adrian R. Busby and wife, Obara F. Busby

the receipt whereof is acknowledged we the said F. H. Smith and Marjorie C. Smith

do grant, bargain, sell and convey unto the said Adrian R. Busby and Obara F. Busby

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

Shelby County, Alabama, to-wit:

The South fifty feet of Lot 2 and the North eighty feet of Lot 3, in Block 1, according to map of Cedar Grove Estates as recorded in Map Book 3, page 53, in the Probate Office of Shelby County, Alabama.

Subject to right of way for U. S. Highway No. 31.

As a part of the consideration herein, grantees assume mortgaged indebtedness evidenced by that certain mortgage from F. H. Smith and wife, Marjorie C. Smith to Jefferson Federal Savings & Loan Association, dated January 15, 1954, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 230, page 518, upon which there is an unpaid balance of \$6,747.15.

TO HAVE AND TO HOLD Unto the said Adrian R. Busby and Obara F. Busby

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 11th day of June, 1960.

WITNESSES:

F. H. Smith (Seal.)
Marjorie C. Smith (Seal.)
(Seal.)
(Seal.)

TO

Shelby

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby
certify that the within 13 day
filed in this office for record the 13 clock PM
of June 1960 at Shelby County
and recorded in Deed Record
page 334 and examined 12
and the Mortgage Tax of \$ 3.34
Deed Tax of \$ 2.21 has been paid
Judge of Probate
Fee \$ 1.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Mrs. L. P. Goss

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

hereby certify that F. H. Smith and wife, Marjorie C. 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

11th

day of

June

Mrs. L. P. Goss

Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within 13 day of June 1960 at PM o'clock, and
recorded in Deed Book 209 at page 334 on the 11 day of June 1960.
Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler
Judge of Probate



533
602
1960

13.10
1.45
14.05