

4093

FP-25 Fed. App.

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 SEVENTY-FIVE HUNDRED AND NO/100 (\$7500.00) DOLLARS

to the undersigned grantor s Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace

in hand paid by Luther Fowler and wife, Elsie Fowler

the receipt whereof is acknowledged we the said Wales W. Wallace, Jr. and Elizabeth T. Wallace

do grant, bargain, sell and convey unto the said Luther Fowler and Elsie Fowler

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

Shelby County, Alabama, to-wit:

A house and lot in the Town of Columbiana, Alabama, more particularly described as follows: Lots 3 and 4 of Block C of College Park Addition to the Town of Columbiana, Alabama, also and otherwise known as the A. P. Longshore property as surveyed by T. O. Sparks and L. F. Gentry, Civil Engineers which said plat is filed in the Probate Office of Shelby County, Alabama on page 23 of plat record, said property being further described by courses and distances as follows: Commencing at the NW corner of the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West and run South 3 deg. 0' East along the West boundary of said Section 264 feet to the back line of the North side walk of East College Street; continue thence in the same direction along said section line 471.4 feet to the back line of curb and South side of Mildred Street; run thence North 69 deg. East along said line 604 feet; run thence North 70 deg. 4' East 360 feet; run thence North 72 deg. 40' East 52 feet; run thence North 75 deg. 30' East 482 feet; turn thence an angle of 90 deg. to the right and run 10 feet for point of beginning of lot herein described; run thence South 14 deg. 30' East along the East side of E. E. Walton's lot 150 feet; run thence North 75 deg. 30' East 100 feet to the West side of Washington Street; run thence North 14 deg. 30' West 150 feet; run thence South 75 deg. 30' West 100 feet to point of beginning, situated in Shelby County, Alabama.

(said land referred to as E. E. Walton lot, now being owned and occupied by Rux Carter).

TO HAVE AND TO HOLD Unto the said Luther Fowler and Elsie Fowler,

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 5th day of July, 1960.

WITNESSES:

Wales W. Wallace, Jr. (Seal.)
Elizabeth T. Wallace (Seal.)
(Seal.)
(Seal.)

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TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 5 day of July 1960 at 10 o'clock AM and recorded in deed Record 209 page 6-42 and examined 7-6-60 and the Mortgage Tax of \$ 1.45 and the Deed Tax of \$ 1.45 has been paid.
Conrad M. Fowler
Judge of Probate
Fee \$ 1.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

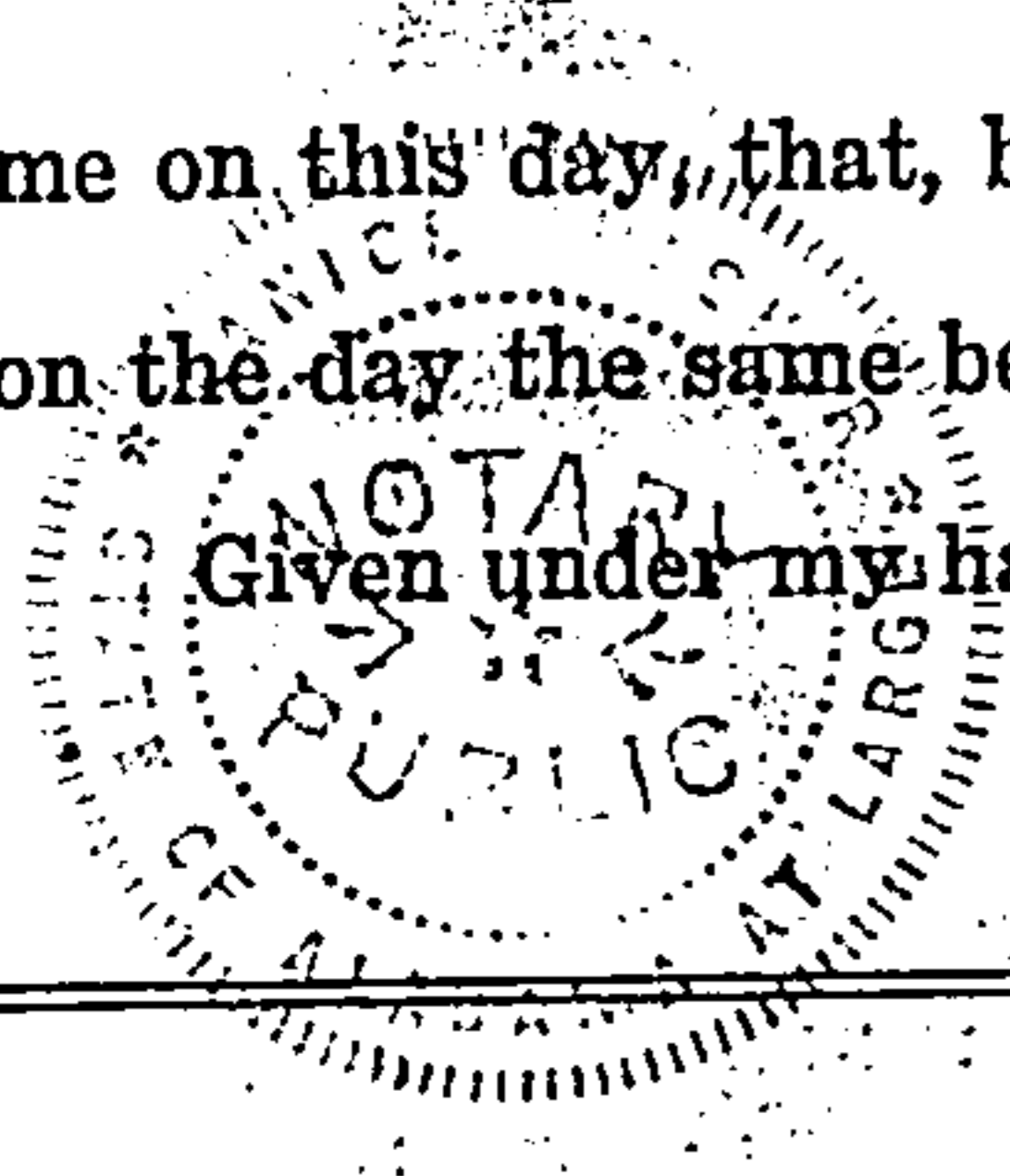
State of
SHELBY

ALABAMA
COUNTY }

I, Lanice Brasher a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr. and Elizabeth T. Wallace 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 5th day of July, 1960.

Lanice Brasher
Notary Public.



STATE OF
SHELBY
has been paid
in instrument
by law.
\$.....1.50
I hereby

CONRAD M.
JUDGE

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 5 day of July 1960 at 10 o'clock and recorded in deed Book 209 at page 6-42 on the 10 day of July 1960.
Mortgage Tax _____ Deed Tax 1.45 has been paid.
Conrad M. Fowler
Judge of Probate

379-510
B-2
W-2