

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama

Shelby

County

424

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN HUNDRED FIFTY AND NO/100 (\$750.06)

DOLLARS

to the undersigned grantors Jannett H. Craig and husband, Norman L. Craig

in hand paid by Ottis E. Grant and wife, Betty Jean Grant

the receipt whereof is acknowledged we the said Jannett H. Craig and Norman L. Craig

do grant, bargain, sell and convey unto the said Ottis E. Grant and Betty Jean Grant

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

Shelby County, Alabama, to-wit:

Lot 21, Block One, according to B. S. Wheeler's Survey of Dunwar Estates in the SW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>, Section 3, Township 24 North, Range 13 East.



It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

TO HAVE AND TO HOLD Unto the said Ottis E. Grant and Betty Jean Grant,

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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 seals

this \_\_\_\_\_ day of \_\_\_\_\_, 1960.

WITNESSES:

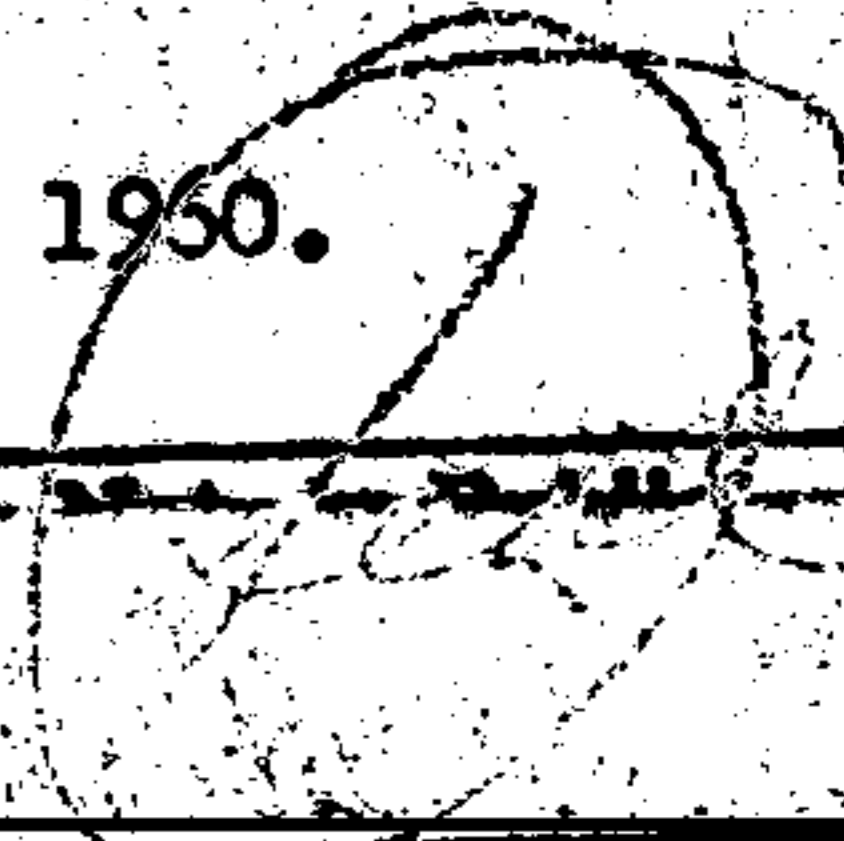
Jannett H. Craig (Seal.)  
Norman L. Craig (Seal.)

State of ALABAMA  
SHELBY COUNTY

I, Hazel B. Green a Notary Public in and for said County, in said State, hereby certify that Jannett H. Craig and husband, Norman L. Craig 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 30 day of June, 1960.

Hazel B. Green



Filed 7/9/60 deed 241.00 Ad