

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of Five Hundred (\$500.00)-----DOLLARS

to the undersigned grantors Richard T. McGraw and wife Lallouise F. McGraw

in hand paid by B. D. Guy and wife Roxie Mae Guy



the receipt whereof is acknowledged we the said Richard T. McGraw and wife Lallouise F. McGraw

do grant, bargain, sell and convey unto the said B. D. Guy and wife Roxie Mae Guy

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

Vincent, Shelby

County, Alabama, to-wit:

"Begin at a point on the East R/W line of State Highway #25 (Vincent-Calcis Road) where the said R/W line intersects the South forty line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19, Range 2 East, and run North along said R/W line a distance of 1060 feet to the point of beginning of the lot herein conveyed; thence run East a distance of 425 feet, more or less, to the East line of said forty; thence run North along the East line of said forty a distance of 265 feet, more or less, to the North line of said forty; thence run West along the North line of said forty a distance of 495 feet, more or less, to the said East R/W line of the said State Highway #25 (Vincent-Calcis Road); thence run South along said R/W line of said Highway and Road a distance of 265 feet to the point of beginning. Together with all improvements situated thereon. Said parcel of real estate being situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19, Range 2 East, Vincent, Shelby County, Alabama."

TO HAVE AND TO HOLD Unto the said B. D. Guy and wife Roxie Mae Guy

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, s

this 21st day of June, 1960

WITNESSES:

James H. Sharbitt

x Richard T. McGraw (Seal.)

x Lallouise F. McGraw (Seal.)

(Seal.)

(Seal.)



Quick Start Book  
Chickadee

FORM 207-A

Richard T. McGraw And Wife

Lallouise F. McGraw

TO

B. D. Guy And Wife

Roxie Mae Guy

# WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the 16

day of July 1960

at 8 o'clock P. M. and was duly re-

corded in Volume 210 of Deeds

at page 137, and examined.

Conrad M. Fowler  
Judge of Probate.

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, hereby certify that Richard T. McGraw and wife Lallouise F. McGraw 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June 1960.

19 60.

James H. Sharbutt  
As Notary Public

State of Alabama

Shelby

COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State, do hereby certify that on the 21st day of June 1960, came before me the within named Lallouise F. McGraw known to me to be the wife of the within named Richard T. McGraw who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

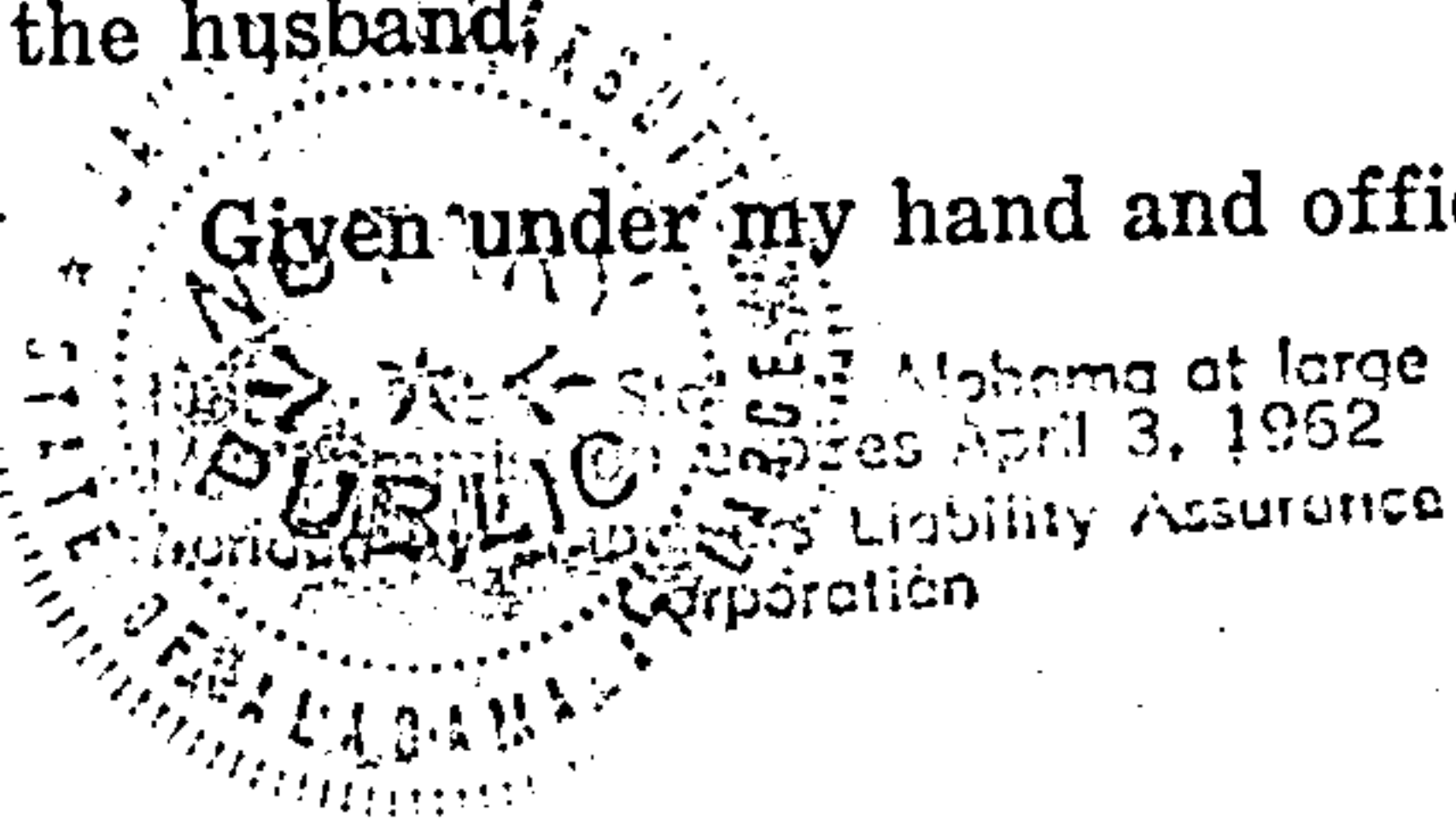
Given under my hand and official seal this the 21st day of June 1960.

June

19 60.

James H. Sharbutt  
As Notary Public

BOOK 210 PAGE 138



STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$5.00 has been paid on the with-  
in instrument as required  
by law.  
CONRAD M. FOWLER  
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 16 day of July 1960 at 2:00 P. M. o'clock and recorded in Book 210 at page 137 on the 26 day of July 1960. Mortgage Tax \_\_\_\_\_ Deed Tax 30 has been paid.

Conrad M. Fowler

Judge of Probate