

\$ 950.00

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

State of Alabama

4339

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

DOLLARS

That in consideration of One Dollar

And Other Valuable Considerations

to the undersigned grantors C. J. Kittrell and Wife Lena Katherine Kittrell

in hand paid by Charles R. Ross and Wife Helen B. Ross



the receipt whereof is acknowledged We the said C. J. Kittrell and Wife Lena Katherine Kittrell

do grant, bargain, sell and convey unto the said Charles R. Ross and Wife Helen B. Ross

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

Shelby County, Alabama, to-wit:

The Southeast Quarter of the Southeast Quarter, Section 36, Township 20, And Range 2 West, Containing 40 acres more or less, Mineral and Mining rights not conveyed.

TO HAVE AND TO HOLD Unto the said Charles R. Ross and Wife Helen B. Ross

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 For 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 28th. day of May 1960

WITNESSES:

Handwritten signatures of witnesses, including Z. D. McCuen.

Handwritten signatures of C. J. Kittrell and Lena Katherine Kittrell, each followed by "(Seal.)".

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State of

Jefferson

COUNTY

I, Z. D. McCuen

hereby certify that C. J. Kittrell and Wife Lena Katherine Kittrell

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 28th. day of May 1960.

Handwritten signature of Z. D. McCuen and Notary Public seal.

Vertical stamp: Probate hereby... Record... 1960

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 14 day of July 1960 at 2:10 P. M. o'clock and recorded in Book 210 at page 183 on the 26 day of July 1960. Mortgage Tax _____ Deed Tax 1.00 has been paid.

Conrad M. Fowler