

#4.40 Feb 1960

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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 THREE THOUSAND, SEVEN HUNDRED FIFTY & NO/100 (\$3750.00) DOLLARS

to the undersigned grantors Lois Roy Bailey & husband, Roy L. Bailey; Madge Roy Eddings & husband, U. S. Eddings; Mildred Roy Davis & husband, Roscoe Davis

in hand paid by Cecil Zuiderhoek & wife, Grace Roy Zuiderhoek

the receipt whereof is acknowledged we the said Lois Roy Bailey and Roy L. Bailey; Madge Roy Eddings and U. S. Eddings; Mildred Roy Davis & Roscoe Davis

do grant, bargain, sell and convey unto the said Cecil Zuiderhoek and Grace Roy Zuiderhoek

our undivided three-fourths interest in and to as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lots Five (5), Six (6) and the North half of Lot Seven (7); Also Lots Fourteen (14), Fifteen (15), and North half of Lot Sixteen (16), according to map showing property of Buck Creek Cotton Mills Company, as surveyed by H. A. Turner, recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 8.

TO HAVE AND TO HOLD Unto the said Cecil Zuiderhoek and Grace Roy Zuiderhoek,

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 19 day of July, 1960.

WITNESSES:

Lois Roy Bailey (SEAL)
Roy L. Bailey (Seal)
Madge Roy Eddings (Seal)
U. S. Eddings (Seal)
Mildred Roy Davis (Seal)
Roscoe Davis (SEAL)

State of ALABAMA
SHELBY

COUNTY

I, L.G. Nunnally N.P. Ex-Officio J.P. a Notary Public in and for said County, in said State, hereby certify that Lois Roy Bailey & Roy L. Bailey; Madge Roy Eddings & U. S. Eddings; Mildred Roy Davis & Roscoe Davis 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 19 day of July, 1960.

My Commission expires 1/14/63

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

Filed 7/30/60 8 AM sent to record