

(not consideration #183758)

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

State of Alabama

SHELBY County

4618
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other valuable consideration~~DOLLARS~~

to the undersigned grantor J. T. Barronton and wife, Irene Barronton

in hand paid by William K. Fortner and wife, Lillie Mae Fortner

the receipt whereof is acknowledged we, the said J. T. Barronton and wife, Irene Barronton,

do grant, bargain, sell and convey unto the said William K. Fortner and wife, Lillie Mae Fortner,

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

County, Alabama, to-wit:

All south of the Florida Short Route Highway right-of-way of East half ($E\frac{1}{2}$) of Northwest quarter ($NW\frac{1}{4}$) of Southeast quarter ($SE\frac{1}{4}$) of Section 24, Township 19, Range 1 East, forming a tract of 14 acres, more or less.

This property is conveyed subject to mortgage in favor of K. J. George of Birmingham, Alabama, the present unpaid balance of said mortgage being \$3,873.89.

This property is also conveyed subject to mortgage in favor of Bank for Savings & Trust of Birmingham, Alabama (Loan #F-25-4029), present unpaid balance of said mortgage being \$1,138.61.

TO HAVE AND TO HOLD Unto the said William K. Fortner and wife, Lillie Mae Fortner,

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, except as shown above and current ad valorem taxes on said property not yet due and payable;

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 15th day of July, 1960.

WITNESSES:

C. L. Osburn
C. L. Osburn

J. T. Barronton (Seal.)
Irene Barronton (Seal.)
(Seal.)
(Seal.)

BOOK 210 PAGE 392

RETURN TO:

2.20 Jud
2.00 State
1.45 Rec'd
5.65

J. T. Barronton and wife, Irene

Barronton

TO

William K. Fortner and wife,

Little Mae Fortner,

Box 81 - Harpersville AL

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 6 day
of Aug 1960 at 8 o'clock P.M.
and recorded in Book 210
page 392 and examined 8-8-60
and the Mortgage Tax of \$
Deed Tax of \$ 2.00 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 ALABAMA

JEFFERSON

COUNTY

I, Christine G. Osburn

a Notary Public in and for said County, in said State,

hereby certify that J. T. Barronton and wife, Irene Barronton,

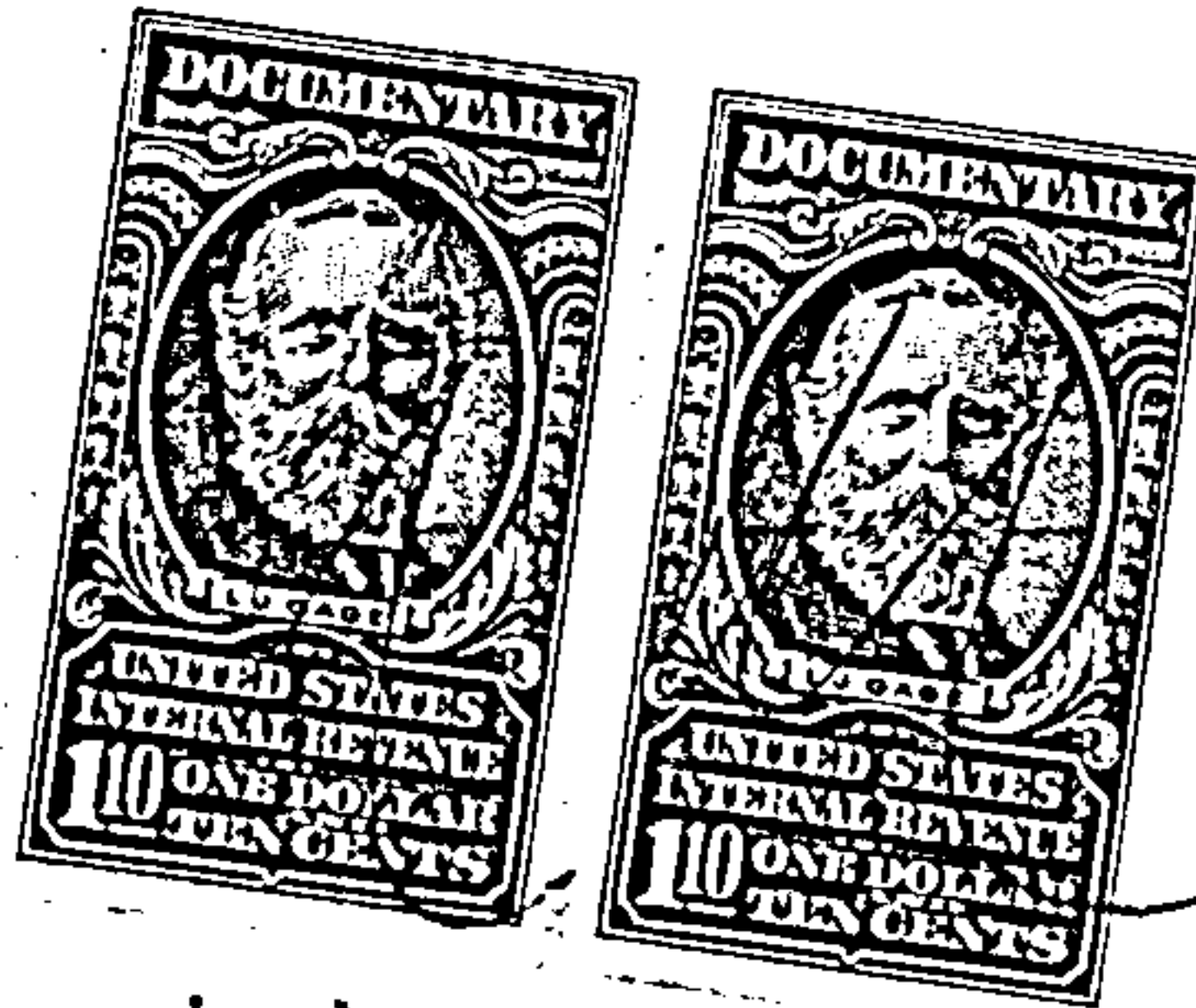
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before

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 15th day of July, 1960.

Christine G. Osburn
Notary Public State of Alabama
My commission expires: April 7, 1962



STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 2.00 Privilege Tax
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 deed was filed
for record in this office on the 6 day of Aug 1960 at 8 o'clock, and
recorded in Book 210 at page 392 on the 9 day of Aug 1960.
Mortgage Tax Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate