

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 Five Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor Lewis B. Walker and wife, Imogene T. Walker

in hand paid by James L. Elliott and Eunice W. Elliott

the receipt whereof is acknowledged we the said Lewis B. Walker and wife, Imogene T. Walker

do grant, bargain, sell and convey unto the said James L. Elliott and Eunice W. Elliott

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

Shelby

County, Alabama, to-wit:

Commence at the northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run south, 41 deg. 24 min. west a distance of 679.90 feet to the point of beginning; thence run south a distance of 340.0 feet; thence run west a distance of 200.0 feet; thence run north a distance of 340.0 feet; thence run east a distance of 200 feet to the point of beginning; situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said James L. Elliott and Eunice W. Elliott

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 4th day of Aug., 1960.

WITNESSES:

Lewis B. Walker (Seal.)
Lewis B. Walker

Imogene T. Walker (Seal.)
Imogene T. Walker

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *Martha S. Joiner*

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

hereby certify that Lewis B. Walker and wife, Imogene T. Walker

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

4th day of Aug., 1960.

Martha S. Joiner

Notary Public.



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 *8* day of *Aug* 1960 at *4:17* M. o'clock and recorded in *Book 210* at page *400* on the *4* day of *Aug* 1960. Mortgage Tax *5.52* Deed Tax *5.52* has been paid.

Conrad M. Fowler

Judge of Probate