

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 One Thousand Dollars and other good and valuable consideration

to the undersigned grantor Thomas S. Tinney and wife, Helen Tinney

in hand paid by Herlen Cobb and Clara Belle Cobb

the receipt whereof is acknowledged we the said Thomas S. Tinney and wife, Helen Tinney

do grant, bargain, sell and convey unto the said Herlen Cobb and Clara Belle Cobb

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

Shelby

County, Alabama, to-wit:

A lot of land in the town of Columbiana, Alabama, described as follows:
Beginning at a point on the south line of East College Street 157½ feet east of the east line of Catherine Street, which point of beginning is on the south line of said East College Street and is the northeast corner of the residence lot of Irene Tinney and from said beginning run eastward along the south line of said Street 81½ feet to the northwest corner of the residence lot of J. M. Leonard, Jr.; thence southward along the west line of said J. M. Leonard lot 206 feet; thence westward and parallel with East College Street 81½ feet; thence northward and parallel with the west line of said J. M. Leonard lot 206 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Herlen Cobb and Clara Belle Cobb

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 24th day of August, 1960.

WITNESSES:

Thomas S. Tinney (Seal.)
Thomas S. Tinney
Helen Tinney (Seal.)
Helen Tinney

State of ALABAMA

SHELBY

COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Thomas S. Tinney and wife, Helen Tinney 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

24th day of August, 1960.

Martha B. Joiner
Notary Public.

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 24th day of August 1960 at 11 o'clock and recorded in Book 272 at page 689 on the 24th day of August 1960. Mortgage Tax Deed Tax has been paid.