

\$ 1.10 Fed Stamps  
# 525

6M-5-60  
REVISED 2-46

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

State of Alabama

SHELBY County

539

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor Henry Foster and wife, Alice Foster

in hand paid by Sam Jack Shaw and Minnie Lee Shaw

the receipt whereof is acknowledged we the said Henry Foster and wife, Alice Foster

do grant, bargain, sell and convey unto the said Sam Jack Shaw and Minnie Lee Shaw

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

Shelby

County, Alabama, to-wit:

Begin at a point on the easterly right of way line of Columbiana-Chelsea paved road where the same intersects the west line of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 35, Township 20, Range 1 West and run thence north along the west line of said forty acres 210 feet; thence run north 87 deg. 15 min. east 430 feet to a creek; thence run in a southerly direction along the meanderings of said creek to a point where the same intersects the easterly line of the Columbiana-Chelsea paved road right of way; thence along said right of way in a northwesterly direction to the point of beginning of the land herein conveyed.

TO HAVE AND TO HOLD Unto the said Sam Jack Shaw and Minnie Lee Shaw

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 29<sup>th</sup> day of October, 1960.

WITNESSES:

Henry Foster (Seal.)  
Henry Foster  
Alice Foster (Seal.)  
Alice Foster

State of ALABAMA  
SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Henry Foster and wife, Alice Foster 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 29<sup>th</sup> day of October, 1960.  
Martha B. Joiner  
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Carroll E. Fowler, Judge of Probate, hereby certify that the within deed was duly recorded in the office of the 29<sup>th</sup> day of Oct 1960 at 10 o'clock am.

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Deed Tax \$1.00

cm Fowler