

2600.

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 Hundred and no/100----- DOLLARS
and other valuable considerations

to the undersigned grantors John R. Montgomery and wife Carol J. Montgomery

in hand paid by James Wilson Clayton and wife Anna S. Clayton

the receipt whereof is acknowledged we the said John R. Montgomery and wife Carol
J. Montgomery

do grant, bargain, sell and convey unto the said James Wilson Clayton and wife Anna S.
Clayton

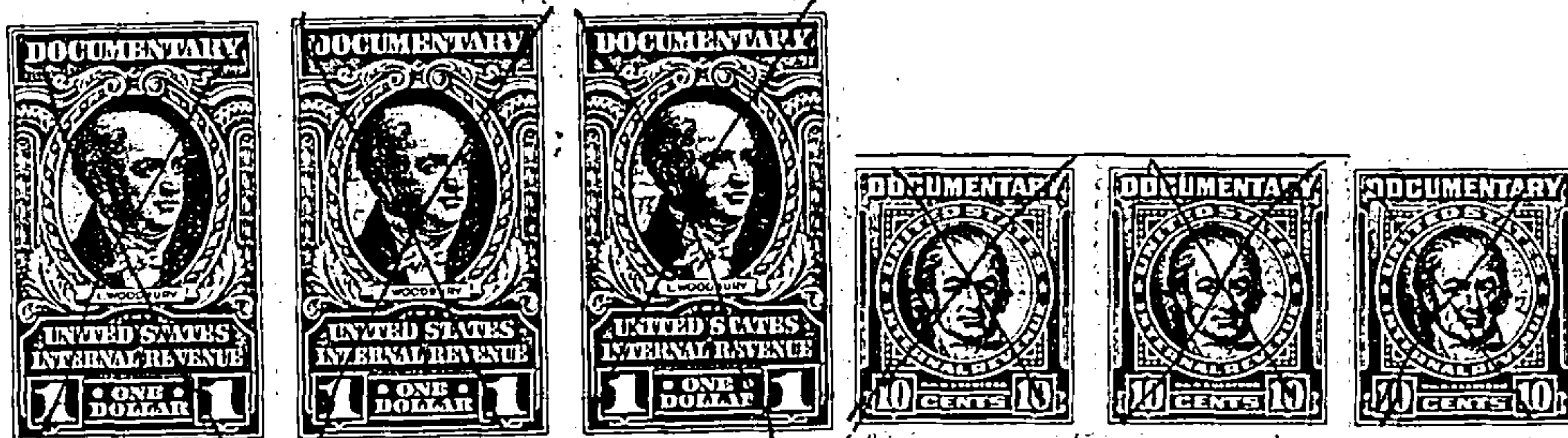
as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

~~Jefferson~~ County, Alabama, to-wit:

The Southeast Quarter of the Southwest Quarter of Section 1, Township 18,
South, Range 1 East, mineral and mining rights excepted, containing 40
acres, more or less.

As a part of the consideration hereof Grantees assume the balance due on
a mortgage to Paul E. Goodgame and wife Ernestine Goodgame, recorded in
Volume 259 page 246, in the Probate Office of Shelby County, Alabama, on
which the balance due is approximately \$2,350.77.

Subject to 1961 taxes



TO HAVE AND TO HOLD Unto the said James Wilson Clayton and wife Anna S.
Clayton

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 above stated

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 hand s and seal, s
this 8th day of November, 1960

WITNESSES:

John R. Montgomery (Seal.)
John R. Montgomery
Carol J. Montgomery (Seal.)
Carol J. Montgomery
_____(Seal.)
_____(Seal.)

BOOK 212 PAGE 308

John R. Montgomery

Carol J. Montgomery

TO

James Wilson Clayton

Anna S. Clayton

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 10 day
of November at 11:00 o'clock A.M.
and recorded in Book 2728 Record
page 308 and examined 11-15-60
and the Mortgage Tax of \$ 2.00
and the Deed Tax of \$ 2.00 has been paid.

Fee \$ 1.45 Judge of Probate
Conrad M. Fowler

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 3.00

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON

COUNTY

I, E. W. Liles

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

hereby certify that John R. Montgomery and wife Carol J. Montgomery

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 8th day of November, 1960

E. W. Liles

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 10 day of November 1960 at 11:00 M. o'clock and
recorded in Book 2728 at page 308 on the 10 day of November 1960.
Mortgage Tax 2.00 Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate