

1.95 mail to - Grover C. Horton  
Wilton - Brierfield

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

State of Alabama }  
Shelby      County }

7/51

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Dollars

DOLLARS

to the undersigned grantor W. E. Horton, a widow

in hand paid by Grover C. Horton and Lahlia Horton

the receipt whereof is acknowledged I the said W. E. Horton, a widow

do grant, bargain, sell and convey unto the said Grover C. Horton and Lahlia Horton

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

Shelby      County, Alabama, to-wit:

Lot Number 12 in Block No. 3 in the town of Wilton, formerly the town of Birmingham Junction, according to the survey and map of said Birmingham Junction made by J. E. Bozeman for Jos. Hardie, and which map is recorded in the office of the Probate Judge of said Shelby County.

TO HAVE AND TO HOLD Unto the said Grover C. Horton and Lahlia Horton

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

PAGE 347  
212  
BOOK  
In Witness Whereof, I have hereunto set my hand and seal,  
this 12<sup>th</sup> day of November, 1960.

WITNESSES:

W. E. Horton (Seal.)

(Seal.)

(Seal.)

State of ALABAMA

SHELBY COUNTY

I, Martha B. James  
hereby certify that W. E. Horton, a widow

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

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

12<sup>th</sup> day of November, 1960.

Martha B. James

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 12 day of November 1960 at 11 o'clock and recorded in Book 210 at page 21 on the 12 day of November 1960. Mortgage Tax Deed Tax \$5 has been paid.

Conrad M. Fowler

Judge of Probate