

State of Alabama

SHELBY County

1423

See only 265

KNOW ALL MEN BY THESE PRESENTS,

Page 524

That in consideration of Two Thousand Five Hundred and no/100 - - - - - DOLLARS and execution of purchase money mortgage for \$9,500.00

to the undersigned grantor, Lois A. Anderson, a widow,

in hand paid by Yvonne H. Smith and Charles R. Smith

the receipt whereof is acknowledged I, the said Lois A. Anderson

do grant, bargain, sell and convey unto the said Yvonne H. Smith and Charles R. Smith

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

Shelby County, Alabama, to-wit:

Beginning at the Northeast corner of the NE 1/4 of SW 1/4, Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama; thence West along the North line of said NE 1/4 of SW 1/4, approximately 562.14 feet to the easterly boundary of Cahaba Valley Highway; thence southerly along the easterly boundary of said Cahaba Valley Highway a distance of 925.25 feet, thence an angle to the left of 110° 12' and run easterly to a point on the east line of said NE 1/4 of SW 1/4 843.25 feet south of the Northeast corner of said 1/4-1/4 Section; thence North along the east line of said 1/4-1/4 section line 843.25 feet to point of beginning.



TO HAVE AND TO HOLD Unto the said Yvonne H. Smith and Charles R. Smith

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.

In Witness Whereof, I have hereunto set my hand - and seal,-

this 15th day of April, 1960.

WITNESSES:

Lois A. Anderson (Seal)
Lois A. Anderson

..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 213 PAGE 198

LOIS A. ANDERSON, A WIDOW

TO

YVONNE H. SMITH AND CHARLES R.

SMITH

214 Vestal St.
1500 Ardmore Rd.
Ft. Payne, Ala.

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 22 day of Dec 1960 and recorded in Book 12 at page 192 on the 22 day of Dec 1960 and the Mortgage Tax of \$ 2.00 and Deed Tax of \$ 2.00 has been paid.

Free \$ 1.45
Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

2.50
1.45
3.95

Pest

State of ALABAMA }
JEFFERSON COUNTY }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Lois A. Anderson 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 1960.
Alvin D. Faulkner
Notary Public.

BOOK 213 PAGE 199

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 22 day of Dec 1960 at 2 P M o'clock, and recorded in Book 12 at page 192 on the 22 day of Dec 1960.
Mortgage Tax _____ Deed Tax 2.00 has been paid.
Conrad M. Fowler
Judge of Probate