

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 Ten Thousand and no/100's (\$10,000.00)

DOLLARS

to the undersigned grantors, R. F. Lyon and wife, Lula Ray Lyon

in hand paid by Donald W. Gothard and wife, Kyle L. Gothard

the receipt whereof is acknowledged we the said R. F. Lyon and wife, Lula Ray Lyon

do grant, bargain, sell and convey unto the said Donald W. Gothard and wife, Kyle L. Gothard

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

Shelby

County, Alabama, to-wit:

Commence at the intersection of the east line of North Main Street with the south line of Carter's Lane (sometimes designated as Cross Street), in the Town of Columbiana, Alabama, and run thence in an easterly direction along the south line of said Carter's Lane a distance of 236 feet to the northeast corner of Olen Jackson lot for the point of beginning of the lot herein conveyed; thence run a distance of 220 feet in a Southerly direction along the East line of said Olen Jackson lot and to a point on the North line of Dr. J. H. Crawford lot; thence run a distance of 178 feet in an Easterly direction along the North line of said Dr. J. H. Crawford lot and to the Southwest corner of Bertie Huff lot; thence run a distance of 220 feet in a Northerly direction along West line of said Bertie Huff lot to a point on the South line of Carter's Lane; thence run a distance of 178 feet in a Westerly direction along the South line of Carter's Lane to the point of beginning.

The property above described and herein conveyed is intended to include all of the property heretofore conveyed to the grantors herein by E. B. Lyon and wife, Addie Lyon, as shown at Page 316 of Deed Book 115 and at Page 252 of Deed Book 142, and also the property conveyed to the grantors herein by B. M. Isbell and wife, Lilla L. Isbell, as shown at Page 294 of Deed Book 115, Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Donald W. Gothard and wife, Kyle L. Gothard

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,

this 4th day of February, 1961.

WITNESSES:

R. F. Lyon (Seal.)

Lula Ray Lyon (Seal.)

(Seal.)

(Seal.)

BOOK 213 PAGE 629

R. F. Lyon and wife, Lula Ray

Lyon

TO

Donald W. Gothard and wife,

Kyle L. Gothard

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 4 day of Feb 1961 at 10 o'clock A.M. and recorded in Book 213 Record page 629 and examined 2-9-61 and the Mortgage Tax of \$ 1.45 and the Deed Tax of \$ 1.45 has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 1.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that R. F. Lyon and wife, Lula Ray Lyon 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

4th

day of

February, 1961.

Wales W. Wallace, Jr.
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the with-
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE



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 4 day of Feb 1961 at 10 o'clock A.M. and recorded in Book 213 at page 629 on the 2 day of Feb 1961. Mortgage Tax 1.45 Deed Tax 1.45 has been paid.

Conrad M. Fowler
Judge of Probate