

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

State of Alabama

SHELBY

County

350.00 2206 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other valuable considerations DOLLARS

to the undersigned grantor s Wyman Boothe and wife, Gladis Boothe

in hand paid by Howard E. Broadhead and wife, Peggy W. Broadhead

the receipt whereof is acknowledged we the said Wyman Boothe and Gladis Boothe

do grant, bargain, sell and convey unto the said Howard E. Broadhead and Peggy W. Broadhead

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

Shelby County, Alabama, to-wit:

A part of the N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 22 South, Range 4 West described as follows: Begin at the NW corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12; thence East along the North boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, a distance of 90 feet, more or less, to the Montevallo-Boothton Road right of way; thence in a Southwest direction along the West boundary of said Road right of way 288 feet; thence West 85 feet, more or less, to West boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12; thence North along West boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12 a distance of 285 feet, more or less, to point of beginning. Except the North 9 feet reserved for roadway. Minerals and mining rights excepted.

TO HAVE AND TO HOLD Unto the said Howard E. Broadhead and Peggy W. Broadhead,

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 17th day of February, 1961.

WITNESSES:



Wyman Boothe (Seal.)
(Wyman Boothe)

(Gladis Boothe) (Seal.)

Gladis Booth (Seal.)

State of

ALABAMA

SHELBY COUNTY

I, L. E. Shaw, Justice Of The Peace and Notary Public in and for said County, in said State, hereby certify that Wyman Boothe and wife, Gladis Boothe

whose name s 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 17th day of February, 1961.

Justice Of The Peace. Notary Public.

Filed 2/18/61 8 AM Deed Box 50