

\$ 100

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

State of Alabama

SHELBY

County

3745

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

to the undersigned grantors U. G. Grady and wife, Ruby Grady

in hand paid by Billy F. Mitchell and wife, Myrtle Mitchell

the receipt whereof is acknowledged we the said U. G. Grady and Ruby Grady

P.O. Box 475 Culera Alabama

do grant, bargain, sell and convey unto the said Billy F. Mitchell and Myrtle Mitchell

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

Shelby County, Alabama, to-wit:

One acre of land in the Southwest corner of NE 1/4 of NW 1/4, Section 8, Township 22, Range 2 West, described as follows: Begin at the SW corner of said Quarter Quarter Section and run thence East 210 feet; thence North 210 feet; thence West 210 feet; thence South 210 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Billy F. Mitchell and Myrtle Mitchell,

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 26th day of February, 1960.

WITNESSES:

Joyce Hallaway

U. G. Grady (Seal)
(Ruby Grady) (Seal)
Ruby Grady (Seal)

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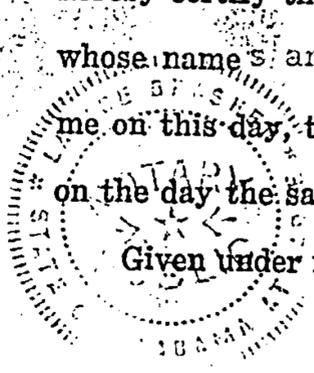
State of ALABAMA
SHELBY COUNTY

I, Lonicie Brasher a Notary Public in and for said County, in said State, hereby certify that U. G. Grady and wife, Ruby Grady

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 26th day of February, 1960.

Lonicie Brasher
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 22 day of Feb 1960 at 2 P.M. o'clock and recorded in Book 215 at page 57 on the 23 day of Feb 1960. Mortgage Tax Deed Tax \$0 has been paid.