

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

State of Alabama

Jefferson

County

2753

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00)----- DOLLARS

and other good and valuable consideration

to the undersigned grantor Phelan Tidwell Barnett joined by his wife  
Jewell G. Barnett

in hand paid by Phelan Tidwell Barnett and Jewell G. Barnett

the receipt whereof is acknowledged we the said Phelan Tidwell Barnett and  
Jewell G. Barnett

do grant, bargain, sell and convey unto the said Phelan Tidwell Barnett and  
Jewell G. Barnett

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

Shelby

County, Alabama, to-wit:

The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7,  
Township 21, Range 4 West

TO HAVE AND TO HOLD Unto the said Phelan Tidwell Barnett and Jewell G. Barnett

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 10<sup>th</sup> day of May, 1961.

WITNESSES:

Phelan Tidwell Barnett (Seal.)  
PHELAN TIDWELL BARNETT

Jewell G. Barnett (Seal.)  
JEWELL G. BARNETT

State of Alabama

Jefferson

COUNTY

I, E. Ray Acton

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

hereby certify that Phelan Tidwell Barnett and Jewell G. Barnett, his wife,

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 10<sup>th</sup> day of May, 1961.

E Ray Acton  
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 May 1961 at 1 M. o'clock and  
at oare 563 on the 23 day of May 1961.

Filed to 22