

500

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

State of Alabama }  
Shelby County }

3866

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other good and valuable consideration **DOLLARS**

to the undersigned grantor E. R. Elliott and wife, Ressie Elliott

in hand paid by Ray H. Moore and Barbara Moore

the receipt whereof is acknowledged we the said  
E. R. Elliott and wife, Ressie Elliott



do grant, bargain, sell and convey unto the said Ray H. Moore and Barbara Moore

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

Shelby County, Alabama, to-wit:

Commence at the northeast corner of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 27, Township 19, Range 1 East and run thence south along the east line of said forty acres 310 feet to the southeast corner of F. C. Elliott lot to the point of beginning of the tract herein conveyed; thence west along the south line of said Elliott lot 100 feet to the east line of L.B. Green lot; thence south along the east line of said Green lot 60 feet to a point; thence west and parallel with the Florida Short Route run 633 feet, more or less, to the northeast corner of the W.S. and Lessie Elliott lot; thence along said east line of said Elliott lot run south 210 feet; thence along the south line of said Elliott lot run west 210 feet to the southeast corner of Revie Ray lot, said point being the center of a branch; thence along the center of said branch and the meanderings of same run in a southeasterly direction 954 feet, more or less, to the east line of said forty acres; thence north 562 feet, more or less, to the point of beginning.

Also beginning at an iron stob in the center of a branch, said point marking the eastmost corner of Hoyt Lybrand lot and run south along the east line of said Lybrand lot 110 feet to an iron stob marking the corner of the Hubert and Jean Lybrand lot; thence south 53 deg. 20 min. east 280.1 feet to an iron stob; thence north, 36 deg. east 163 feet to the center of said branch; thence along the center of the meanderings of same in a northwesterly direction 283 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Ray H. Moore and Barbara Moore

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, s  
this 26<sup>th</sup> day of May, 1961.

WITNESSES:

E. R. Elliott (Seal.)  
Ressie Elliott (Seal.)  
(Seal.)  
(Seal.)

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IN TO: *Weather*

Grand Ressie Elliott

TO

J. HarMoire and Barbara Moore

**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 *29* day  
of *May* at *10* o'clock M.  
and recorded in *Book 215* Record *215*  
and the Mortgage Tax of \$ *20.00*  
Deed Tax of \$ *20.00* has been paid

*1.85* Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

5  
155  
250

State of Alabama  
Shelby COUNTY

I, *W.D. Hughes* a Notary Public in and for said County, in said State,  
hereby certify that E. R. Elliott and wife, Ressie Elliott

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 *26<sup>th</sup>* day of May, 1961.

*W.D. Hughes*  
Notary Public.

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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 *29* day of *May* at *10* o'clock and  
recorded in *Book 215* at page *626* on the *30* day of *May* 1961.  
Mortgage Tax *20.00* Deed Tax *20.00* has been paid.

*Conrad M. Fowler*  
Judge of Probate