

State of Alabama

SHELBY

County

500
4727

Know All Men By These Presents,

That in consideration of ----- ONE AND NO/100-----DOLLARS
and other good and valuable considerations

to the undersigned grantor Sadie Benson, a widow

in hand paid by Loyal W. King and wife Elizabeth T. King

the receipt whereof is acknowledged I the said Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Loyal W. King and wife Elizabeth T. King

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

Shelby

County, Alabama, to-wit:

Lot No. 9, as per map of Benson's Camp on Waxahatchie Creek which is recorded
in Map Book 4 at page 20 in the Office of Judge of Probate, Shelby County, Alabama.

Grantor further conveys to grantees the right of ingress and egress over and
across the strip of land reserved by grantor situated between the South line
of lots described in said Map and the North side of Waxahatchie Creek.

All lots are for residential purposes only and dwellings are restricted to
a minimum cost of \$1500.00. No structure of a temporary nature, such as
trailers, tents, shacks or boat houses shall be used as a residence, either
temporarily or permanently.



TO HAVE AND TO HOLD Unto the said Loyal W. King and wife Elizabeth T. King

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 I do, for myself and for my heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said
premises; that they are free from all encumbrances, except ad valorem taxes for the year 1961.

that I have a good right to sell and convey the same as aforesaid; that I will, and my
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, I have hereunto set my hand and seal,

this 28th day of April 1961.

WITNESSES:

Sadie Benson (Seal.)
Sadie Benson

..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 216 PAGE 127

PL 2 Box 151
Anniston, Ala.

FORM 207-A

TO

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the 14
day of June 1961
at 2 o'clock P. M. and was duly re-
corded in Volume 216 of Deeds
at page 127 and examined.
Judge of Probate.

1.45
1.50
1.55
2.50

State of ALABAMA
SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State,
hereby certify that Sadie Benson, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 1961

W. W. Rabren As Notary Public
W. W. Rabren

State of
COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19

STATE OF ALA. SHELBY CO. As Notary Public

I CERTIFY THIS INSTRUMENT
WAS FILED ON 28th
6-14-61
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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

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