

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

State of Alabama

SHIPLEY

County

4389  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of six thousand three hundred and No/100's (\$6,300.00) DOLLARS

to the undersigned grantors, Kenneth M. Gould and wife, Elizabeth Barrett Gould,

in hand paid by Henry A. Hobbs and wife, Bertha F. Hobbs,

the receipt whereof is acknowledged we the said Kenneth M. Gould and wife, Elizabeth Barrett Gould

do grant, bargain, sell and convey unto the said Henry A. Hobbs and wife, Bertha F. Hobbs,

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 the NW 1/4 of section 1, Township 21 South, Range 1 East; thence run South along the East line of said quarter-quarter Section a distance of 75.00 feet; thence turn an angle of 89 deg. 07 min. to the right and run a distance of 370.70 feet to the center of a settlement road and the point of beginning of the parcel herein described; thence continue in the same direction a distance of 206.80 feet; thence turn an angle of 89 deg. 07 min. to the left and run a distance of 103.49 feet; thence turn an angle of 64 deg. 10 min. to the left and run a distance of 198.02 feet; thence turn an angle of 47 deg. 17 min. to the left and run a distance of 57.37 feet to the center of said gravel road; thence turn an angle of 58 deg. 20 min. to the left and run a distance of 45.43 feet along the center of said gravel road; thence turn an angle of 27 deg. 39 min. to the right and run a distance of 66.20 feet along and across the center of said gravel road to the center of said settlement road; thence turn an angle of 52 deg. 17 min. to the left and run a distance of 135.20 feet along the center of said settlement road to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated June 8, 1961.

TO HAVE AND TO HOLD Unto the said Henry A. Hobbs and wife, Bertha F. Hobbs,

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 seals,

216 PAGE 276  
this 15<sup>th</sup> day of June, 1961

WITNESSES:

216  
BOOK  
Majors B. Jump  
Shelby County, Ala.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kenneth M. Gould (Seal.)  
Elizabeth Barrett Gould (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)



RETURN TO:

*Birmingham Federal*  
411 1/2 1st Ave N

TO

WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

State of ALABAMA }  
SHELBY COUNTY }

I, Mrs. D. E. Cunningham, a Notary Public in and for said County, in said State,  
hereby certify that Kenneth N. Could  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 15 day of June, 1961

*Mrs. D. E. Cunningham*  
Notary Public.

*Virginia*  
*City of Birmingham*

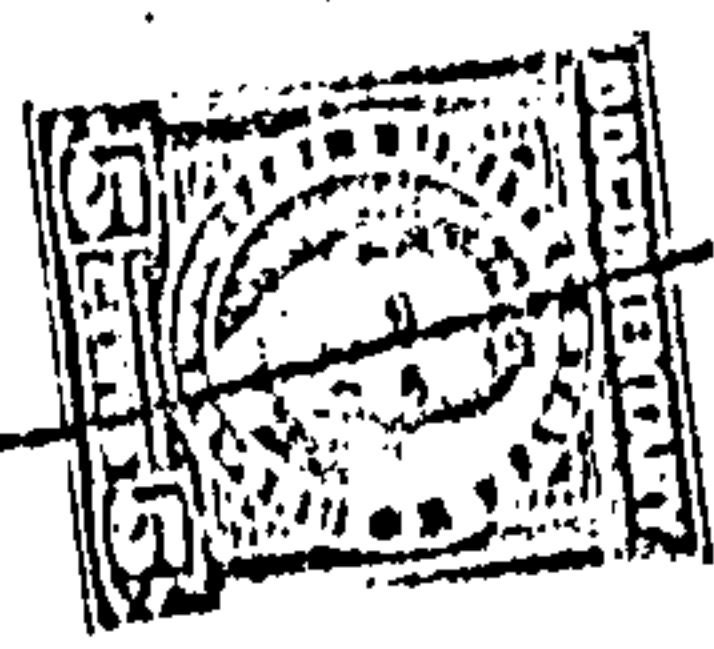
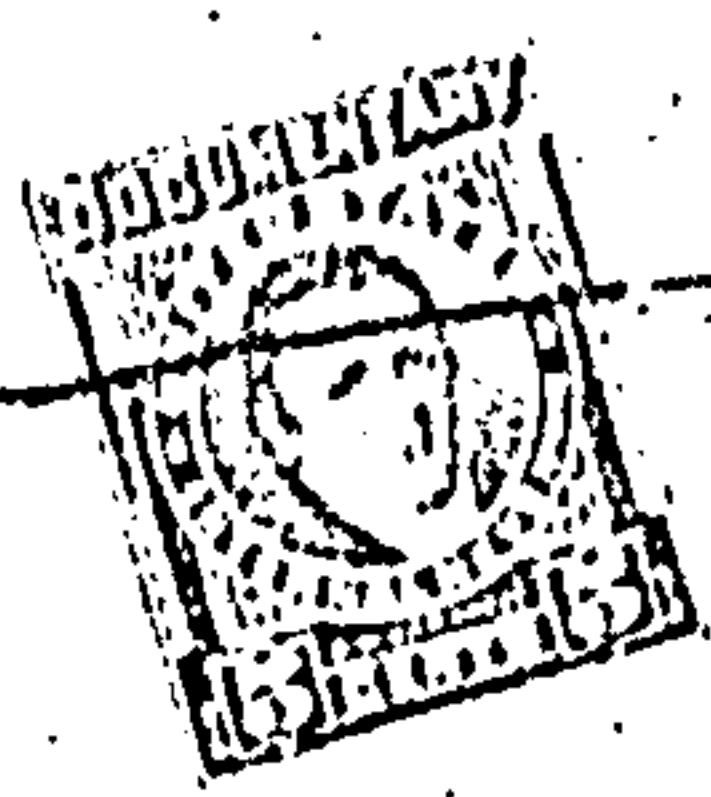
I, *Margaret B. Jump*, a Notary Public in and for said County,  
in said State, hereby certify that Elizabeth Barrett Could, wife of Kenneth N. Could,  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day, that, being informed of the contents of the conveyance she  
executed the same voluntarily on the day of the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of June, 1961.

*Margaret B. Jump*  
Notary Public

My Commission Expires May 4, 1963

BOOK 216 PAGE 277



STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS INSTRUMENT  
FILED ON 6-29-1961  
RECORDED & \$1.00 MTG. TAX  
& \$1.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE