

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

State of Alabama

SHELBY

County

4390
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND, ONE HUNDRED EIGHTEEN & 60/100 (\$12,118.60) and ~~XXXXXX~~ the assumption of the unpaid balance of the mortgaged indebtedness evidenced by mortgage from grantors herein to Z.S. Cowart upon which a balance of \$7,881.40 is due, which mortgage is recorded in the Probate Office of Shelby County, Ala. in M. Book 259, p. 277. to the undersigned grantors JOEL ELVIN GREEN and wife, WILLIE MAE GREEN

in hand paid by O. C. FARRIS and wife, CLARICE FARRIS

the receipt whereof is acknowledged we the said JOEL ELVIN GREEN and WILLIE MAE GREEN

do grant, bargain, sell and convey unto the said O. C. FARRIS and CLARICE FARRIS

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

Shelby County, Alabama, to-wit:

Lot in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 22, T-22-S, R-2-W, described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 22, T-22-S, R-2-W, thence run West along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 287.58 feet to the Southeast R.O.W. line of existing Hwy. 25; thence turn an angle of 36 deg. 13 min. to the left and run along the Southeast R.O.W. line of existing Hwy. 25, a distance of 281.35 feet, to the West R.O.W. line of a proposed State Hwy. County road re-location; thence turn an angle of 61 deg. 42 min. to the left and run along the West line of said proposed State Hwy. County road re-location, a distance of 221.0 feet to the point of beginning, thence continue in the same direction along the West line of said proposed State Hwy. County road re-location, a distance of 369.6 feet to the point of intersection of the West line of said proposed State Hwy. County road re-location with the Northeast R.O.W. line of State Hwy. project No. 1-202-2(7), and the North R.O.W. line of the proposed re-location of State Hwy. 25, thence turn an angle of 120 deg. 54 min. to the right and run along the Northeast R.O.W. line of State Hwy. project No. 1-202-2(7), a distance of 107.37 feet, thence turn an angle of 41 deg. 50 min. to the right and continue along said R.O.W. line, a distance of 233.81 feet, thence turn an angle of 10 deg. 50 min. to the right and run along said R.O.W. line a distance of 81.15 feet, thence turn an angle of 86 deg. 22 min. to the right and run a distance of 173.15 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 22, T-22-S, R-2-W, Shelby County, Ala.

TO HAVE AND TO HOLD Unto the said O. C. FARRIS and wife, CLARICE FARRIS,

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 ourse lves 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 hand s and seal,
this 13 day of June, 1961.

WITNESSES:

Joel Elvin Green (Seal.)
Willie Mae Green (Seal.)
(Seal.)
(Seal.)

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RETURN TO: C.C. Jones

Alma

TO

W. L. Clarke

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 13.75

TITLE INSURANCE — ABSTRACTS 18.50

TRUSTS 1.45

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Wales W. Wallace, Jr. a Notary Public in and for said County, in said State,
hereby certify that Joel Elvin Green and Willie Mae Green
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

13 day of June, 1961.

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-29-1961

RECORDED & 8.00 INTG. TAX
12.75 & 3.25 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

