

State of Alabama

Jefferson

County

4501

Know All Men By These Presents,

That in consideration of THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 ----- DOLLARS

to the undersigned grantor s B. H. Driver and wife Mavis Driver

in hand paid by Warren G. Wright and wife Ann I. Wright

and the assumption of indebtedness secured by mortgage hereinbelow referred to the receipt whereof is acknowledged / we the said B. H. Driver and wife Mavis Driver

do grant, bargain, sell and convey unto the said Warren G. Wright and wife Ann I. Wright

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

Shelby County ~~County~~, Alabama, to-wit:

Commence at the intersection of the west boundary line of Alabama Highway No. 25 right-of-way with the south boundary line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 19, Township 18, Range 2 East; thence in a northwesterly direction along said right-of-way line 511 feet to the beginning point of the land herein described, said beginning point being the northeast corner of a lot owned by L. E. Brasher and Anna Mae Brasher facing said Highway No. 25. From said beginning point run in a southwesterly direction along the northwesterly line of said Brasher lot 332 feet to an iron axle; thence run in a northwesterly direction along the east line of land owned by said Brashers to a point on the south line of May Street, which point is 265 feet southwest of the intersection of the southerly line of said Street with the westerly line of said Alabama Highway No. 25; thence from said point on May Street, run in a northeasterly direction along the southerly line of said Street 265 feet to its intersection with the westerly line of said Highway 25; thence along same in a southeasterly direction 534 feet to the point of beginning.

As a part of the consideration for the property herein described, the grantees, Warren G. Wright and wife, Ann I. Wright, assume and agree to pay the balance of indebtedness secured by mortgage from B. H. Driver and Mavis Driver to C. C. Goodwin and Floy Goodwin, recorded in Vol. 262, page 467 Shelby County, Alabama, transferred to Birmingham Federal Savings & Loan Assn. by transfer recorded in Vol. 206 page 516 in said Probate Office.

TO HAVE AND TO HOLD Unto the said Warren G. Wright and wife Ann I. wright

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; except current taxes and as hereinabove mentioned

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,

this 21<sup>st</sup> day of June, 1961

WITNESSES:

*Mary Ann Bishop*

*B.H. Driver* (Seal.)

*Mavis Driver* (Seal.)

(Seal.)

(Seal.)

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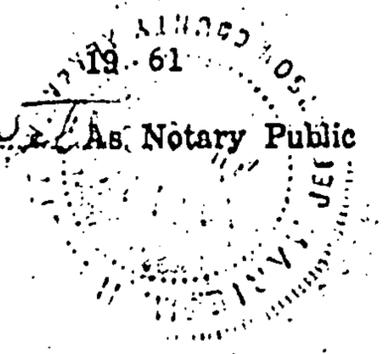
State of Alabama

Jefferson COUNTY

I, *Marie M. Hewitt*, a Notary Public in and for said County, in said State, hereby certify that B. H. Driver and wife Mavis Driver 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 *21<sup>st</sup>* day of June

*Marie M. Hewitt* As. Notary Public



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *8/1/61*  
*7-2-1961*  
RECORDED & \$ *2.00* MTG. TAX  
& \$ *3.50* DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON DEED 6601 PAGE 461  
JUN 23 3 39 PM '61

RECORDED & \$ *2.00* MTG. TAX  
& \$ *3.50* DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Paul Meeks*  
JUDGE OF PROBATE

*1431*  
*1.95*  
*pd 1.00*  
*Dec. 1.95*

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#8002  
RETURN TO Birmingham Federal Savings & Loan Association - 511 South 20th Street, Birmingham, Alabama

B. H. Driver and Mavis Driver

TO

Warren G. Wright and Ann I. Wright

*6-21*

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of ..... 19.....

at ..... o'clock ..... M, and was duly re-

corded in Volume ..... of Deeds

at page ....., and examined.

*3.00*  
*1.00*  
..... Judge of Probate.

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA