

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

State of Alabama

SHELBY

County

4090
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve thousand six hundred and no/100 (\$12,600.00) DOLLARS

to the undersigned grantor William H. Hodge and wife, Golden V. Hodge

in hand paid by James M. Dawson and wife, Jo Anne Dawson

the receipt whereof is acknowledged we the said William H. Hodge and wife, Golden V. Hodge

do we do grant, bargain, sell and convey unto the said James M. Dawson and wife, Jo Anne Dawson

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

Shelby County, Alabama, to-wit:

Lot 12, in Block 2, according to Alabaster Highlands Subdivision in NE¹/₄ of NE¹/₄, Section 3 and in NW¹/₄ of NW¹/₄, Section 2, all in Township 21, Range 3 West, according to map as recorded in Map Book 4, on page 43, in the Probate Office of Shelby Company, Alabama.



TO HAVE AND TO HOLD Unto the said James M. Dawson and wife, Jo Anne Dawson

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 1961 Ad Valorem Taxes which are not yet due and payable.

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 and seal,
this 11th day of July, 1961.

WITNESSES:

William H. Hodge (Seal.)

Golden V. Hodge (Seal.)

(Seal.)

(Seal.)

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Security Savings & Loan Ass'n

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

13.00
1.45
14.95

Security Savings & Loan Ass'n

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

MEMPHIS, ALABAMA

State of ALABAMA

JEFFERSON COUNTY

BOCK 216
I, Louannise Lindsey a Notary Public in and for said County, in said State,
hereby certify that William H. Hodge and wife, Golden V. Hodge
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 11th

day of July, 1961

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

July 18, 1961

RECORDED & S. MTD. TAX.

& S. DEED TAX HAS BEEN

PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

Louannise Lindsey
Notary Public.