

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

State of Alabama }
SHELBY County }

498
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND SEVEN HUNDRED AND NO/100 (\$12,700.00)----- DOLLARS

to the undersigned grantors Roy T. Reed and wife, Minnie B. Reed

in hand paid by Robert C. Hughes and wife, Sarah Hughes

the receipt whereof is acknowledged we the said Roy T. Reed and wife, Minnie B. Reed

do grant, bargain, sell and convey unto the said Robert C. Hughes and wife, Sarah Hughes

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

Shelby County, Alabama, to-wit:

The E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 5, and the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 8, all in Township 21, Range 1 East, containing 100 acres, more or less.

EXCEPT five acres in NW $\frac{1}{4}$ of NE $\frac{1}{4}$, described as follows:
Commencing at NW corner of said Quarter Quarter Section and run thence Easterly along North boundary of said Quarter Quarter Section 210 feet; thence Southerly and parallel with West boundary of said Quarter Quarter Section 1050 feet; thence Westerly and parallel with North boundary of said Quarter Quarter Section 210 feet to West boundary of said Quarter Quarter Section; thence Northerly along West boundary of said Quarter Quarter Section to point of beginning. Said exception containing five acres.

TO HAVE AND TO HOLD Unto the said Robert C. Hughes and wife, Sarah Hughes

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, this 16th day of June, 1961.

WITNESSES:

ETA 216 JUN 686
Roy T. Reed (Seal.)
Minnie B. Reed (Seal.)
(Seal.)
(Seal.)

11/16/61

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, **Lanice Brasher** a Notary Public in and for said County, in said State, hereby certify that **Roy T. Reed and wife, Minnie B. Reed** 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 16th day of June, 1961.

Lanice Brasher
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-2-61
RECORDED & \$13.00 MTG. TAX
& \$3.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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