

State of Alabama }
SHELBY County }

5004

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other valuable consideration and One and No/100's(\$1.00) - DOLLARS to the undersigned grantors Frank Wade Elliott and wife, Joan L. Elliott, in hand paid by themselves, who already hold title to a portion of the property described below under the names "Frank W. Elliott and wife, Joan L. Elliott", the receipt whereof is acknowledged we the said Frank Wade Elliott and wife, Joan L. Elliott, do grant, bargain, sell and convey unto the said Frank W. Elliott and wife, Joan L. Elliott, as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, and run due east a distance of 200 feet along the south line of said forty acres to a point at a fence junction; thence north, 48 deg. east a distance of 200 feet to a point; thence north 45 deg. 15 min. east a distance of 468.0 feet to the point of beginning of the property herein conveyed; from said point of beginning run south 22 deg. east a distance of 208.7 feet; thence north 68 deg. east a distance of 208.7 feet; thence north 22 deg. west a distance of 208.7 feet; thence south, 68 deg. west a distance of 208.7 feet to the point of beginning, containing one acre.

The purpose of this deed, and the intention of the parties hereto, is to, by this deed and that certain deed recorded at page 451 of Deed Book 216, Office of Judge of Probate, Shelby County, Alabama(which is a survivorship deed to the grantees herein), establish title to all undivided interests in the above described property as a survivorship title between the grantees herein.

TO HAVE AND TO HOLD Unto the said Frank W. Elliott and wife, Joan L. Elliott,

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 31st day of July, 1961.

WITNESSES:

X Frank Wade Elliott (Seal.)
Frank Wade Elliott,
X Joan L. Elliott (Seal.)
Joan L. Elliott
(Seal.)
(Seal.)
(Seal.)

BOOK 216 PAGE 713

RETURN TO:

TO

Return to Oliver Head

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
JEFFERSON COUNTY

COUNTY

I, John J. Keyes, Jr

a Notary Public in and for said County, in said State,

hereby certify that Frank Wade Elliott and wife, Joan L. Elliott,

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 31st

day of July, 1961.

My commission expires 12-10-62

Notary Public.

BOOK 216 PAGE 714

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

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

RECORDED & MTG. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE