

State of Alabama }
SHELBY County }

5055

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100 DOLLARS

to the undersigned grantor M. G. Adams, an unmarried man

in hand paid by Walter E. Booker and wife, Lillian W. Booker

the receipt whereof is acknowledged -I the said M. G. Adams

do grant, bargain, sell and convey unto the said Walter E. Booker and Lillian W. Booker

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

Shelby County, Alabama, to-wit:

Commence at the NW corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 24, Range 13 East and run thence East along the North boundary of said Quarter Quarter Section 902.18 feet to point of beginning of the land herein described and conveyed; thence turn an angle of 89 deg. 36' right and run along the East boundary of Quinton George and Lois George land 536.95 feet to a point on the North margin of a driveway leading from U. S. Highway 31 to the residence of M. G. Adams; thence turn an angle of 98 deg. 1' to the right and run Westerly along the North margin of said driveway 297.38 feet to the East boundary of L & N Railroad right of way; thence Southerly along the East boundary of said L & N Railroad right of way to its intersection with the South boundary of said Quarter Quarter Section; thence Easterly along the South boundary of said Quarter Quarter Section to the SE corner of said Quarter Quarter Section; thence Northerly along the East boundary of said Quarter Quarter Section to the NE corner of the same; thence Westerly along the North boundary of said Quarter Quarter Section to the point of beginning; being a part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 24, Range 13 East.

327.45
209.5
536.95

607.71
294.47
902.18

TO HAVE AND TO HOLD Unto the said Walter E. Booker and Lillian W. Booker,

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 1 day of Aug, 1961.

WITNESSES:

W. H. Hendrix
Opal Adams

M. G. Adams
(M. G. Adams)

(Seal.)

(Seal.)

(Seal.)

(Seal.)

TO

Walter S. Hendrix

Box 207 Luray

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 1-15

TITLE INSURANCE — ABSTRACTS

TRUSTS

DEALINGMAN, ALABAMA

BOOK 216 PAGE 752

State of ALABAMA }
BLOUNT COUNTY }

I, *Orlena Hendrix*

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

hereby certify that M. G. Adams, *an unmarried man*

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

7 day of *Aug*, 1961.

Orlena Hendrix
Notary Public.

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within *Deed* was filed in this office for record the *7* day of *Aug* at *Luray* in the *216* Record and recorded in *216* page and examined *12-16-61* and the Mortgage Tax of \$ *1.00* and the Deed Tax of \$ *4.00* has been paid.

Conrad M. Fowler
Judge of Probate

