

State of Alabama

SHELBY

County

5996  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred (\$400.00) and No/100 .....DOLLARS

to the undersigned grantor George Proctor

in hand paid by W. D. Osborn and wife Alene Osborn

the receipt whereof is acknowledged I the said  
George Proctor, an unmarried man

do grant, bargain, sell and convey unto the said

W. D. Osborn and wife Alene Osborn  
as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Three acres of land more or less situated in the  
Northwest corner of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ ,  
Section 1, Township 19 South, Range 1 East, being  
all that part of said twenty (20) acre tract lying  
West of Branch.

Also a 33 foot strip of land beginning on the West  
side of the above described three acres and extend-  
ing Eastward along section line to the  $\frac{1}{4}$ - $\frac{1}{4}$  Section  
line. Except road right of way.

TO HAVE AND TO HOLD Unto the said W. D. Osborn and wife Alene Osborn

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, except 1961 taxes

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 set hand and seal,  
this 12 day of September, 1961.

WITNESSES:

J. M. Struth

George Proctor  
(George Proctor) (Seal)

(Seal)

(Seal)

(Seal)

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George Proctor, an unmarried  
man

TO

W. D. Osborn and wife

Alene Osborn

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

212  
13  
145  
State of ALABAMA  
SHELBY COUNTY

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

hereby certify that George Proctor, 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

12 day of September 1961.  
*Fred M. Hadthous*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10 AM  
9-29-61  
RECORDED & \$1 MTG. TAX  
& \$500 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Foulers*  
JUDGE OF PROBATE