

con 18500

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

State of Alabama }
SHELBY County }

116
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100(\$100.00) DOLLARS

to the undersigned grantor s Edwin M. Cairns and wife, Imogene Cairns

in hand paid by James Lemont Duncan and wife, Ophelia Mae Chandler Duncan

the receipt whereof is acknowledged we the said Edwin M. Cairns and wife, Imogene Cairns

do grant, bargain, sell and convey unto the said James Lemont Duncan and wife, Ophelia Mae Chandler Duncan

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

Shelby County, Alabama, to-wit:

The West 67 feet of Lot 25 and the East 19 feet of Lot 26,
according to Map of Farris Estates, as recorded in the Probate
Office of Shelby County, Alabama, in Map Book 4, page 13.

TO HAVE AND TO HOLD Unto the said James Lemont Duncan and Ophelia Mae Chandler Duncan

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 seal,
this 5 day of October, 1961.

WITNESSES:

+ Edwin M. Cairns (Seal.)
(Edwin M. Cairns)

+ Imogene Cairns (Seal.)
(Imogene Cairns)

(Seal.)

(Seal.)

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