

State of Alabama

SHELBY County

747
\$300
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other valuable consideration and Ten and No/100's (\$10.00)--DOLLARS

to the undersigned grantors Sidney M. Bird and wife, Mavoureen S. Bird,

in hand paid by Francis E. Leonard and wife, Cecile W. Leonard,

the receipt whereof is acknowledged we the said Sidney M. Bird and wife, Mavoureen S. Bird,

do grant, bargain, sell and convey unto the said Francis E. Leonard and wife, Cecile W. Leonard,

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

SHELBY County, Alabama, to-wit:

A lot in the Town of Columbiana, Alabama in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21 S, Range 1 West, more particularly described as follows: Beginning at a point on North side of White House Street (better known as Mildred Street) 50 feet West of corner of intersection of North line of Mildred Street and Catherine Street; and run West along the North line of Mildred Street 50 feet to East line of Carter lot (now belonging to Francis E. Leonard and Cecile W. Leonard); thence North along East line of said Leonard lot 125 feet; thence East and parallel with Mildred Street 50 feet; thence South and parallel with Catherine Street 125 feet to point of beginning, subject to power line and right of way easements of record.

TO HAVE AND TO HOLD Unto the said Francis E. Leonard and wife, Cecile W. Leonard,

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, subject to power line and right of way easements of record.

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 9th day of October, 1961.

WITNESSES:

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BACK
[Signature] [Signature]

Sidney M. Bird (Seal.)
Mavoureen S. Bird (Seal.)
(Seal.)
(Seal.)

RETURN TO: *95 General*

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 1.41

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

13.00

State of ALABAMA
SHELBY COUNTY

I, *Warren G. Findley*

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

hereby certify that Sidney M. Bird and wife; Mavoureen S. Bird,

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

9th

day of October, 1961.

Warren G. Findley

Notary Public.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *11-9-61*

RECORDED & \$ *5.50* MTG. TAX
& \$ *5.50* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

