

State of Alabama

SHELBY

County

1279

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100

DOLLARS

to the undersigned grantor Bertie Wyatt Griffin, a widow

in hand paid by Frank Griffin and wife, Martha O. Griffin

the receipt whereof is acknowledged I the said Bertie Wyatt Griffin

do grant, bargain, sell and convey unto the said Frank Griffin and Martha O. Griffin

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

Shelby County, Alabama, to-wit:

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 20 South, Range 3 West, lying East of the Montevallo--Helena Highway.

All that part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West that lies East of the right of way of Montevallo--Helena Highway.

All that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, that lies East of the right of way of Montevallo-Helena Highway.

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, that lies North of a cross fence, said fence being described in Deed recorded in Deed Book 148, page 87, being all that part of the forty that lies North of the W. M. Farris lands.

A strip of land being 31 poles wide (East and West) across the West side of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West.

(This deed is given for the purpose of correcting the description in that certain deed to Frank Griffin dated August 10, 1955, recorded in Probate Office of Shelby County, Alabama in Deed Book 176, page 203.)

TO HAVE AND TO HOLD Unto the said Frank Griffin and Martha O. Griffin,

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 4 day of December, 1961.

WITNESSES:

Bertie Wyatt Griffin (Seal.)

..... (Seal.)

..... (Seal.)

..... (Seal.)

BOOK 218 PAGE 555

RETURN TO:

Wells

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

191

State of ALABAMA }
SHELBY COUNTY }

I, Lanice Brasher a Notary Public in and for said County, in said State,
hereby certify that Bertie Wyatt Griffin,
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4 day of December, 1961.

Lanice Brasher
Notary Public.

STATE OF ALABAMA ACT NO. 769
SHELBY COUNTY
I hereby certify that no Deed Tax has been col-
lected on this instrument.

Conrad M. Fowler
Judge of Probate.

"TAX EXEMPT"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
12-13-61
RECORDED \$... MIG. TAX
& \$... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

BUCK 218 PAGE 556