

1960

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

State of Alabama }
SHELBY County }

1368

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED AND NO/100 DOLLARS

to the undersigned grantors Earl J. Standifer and wife Nuna Standifer; Kenneth L. Standifer and wife, Irene Standifer

in hand paid by Robert H. Mount and wife, Rena W. Mount

the receipt whereof is acknowledged we the said Earl J. Standifer and Nuna Standifer; Kenneth L. Standifer and Irene Standifer

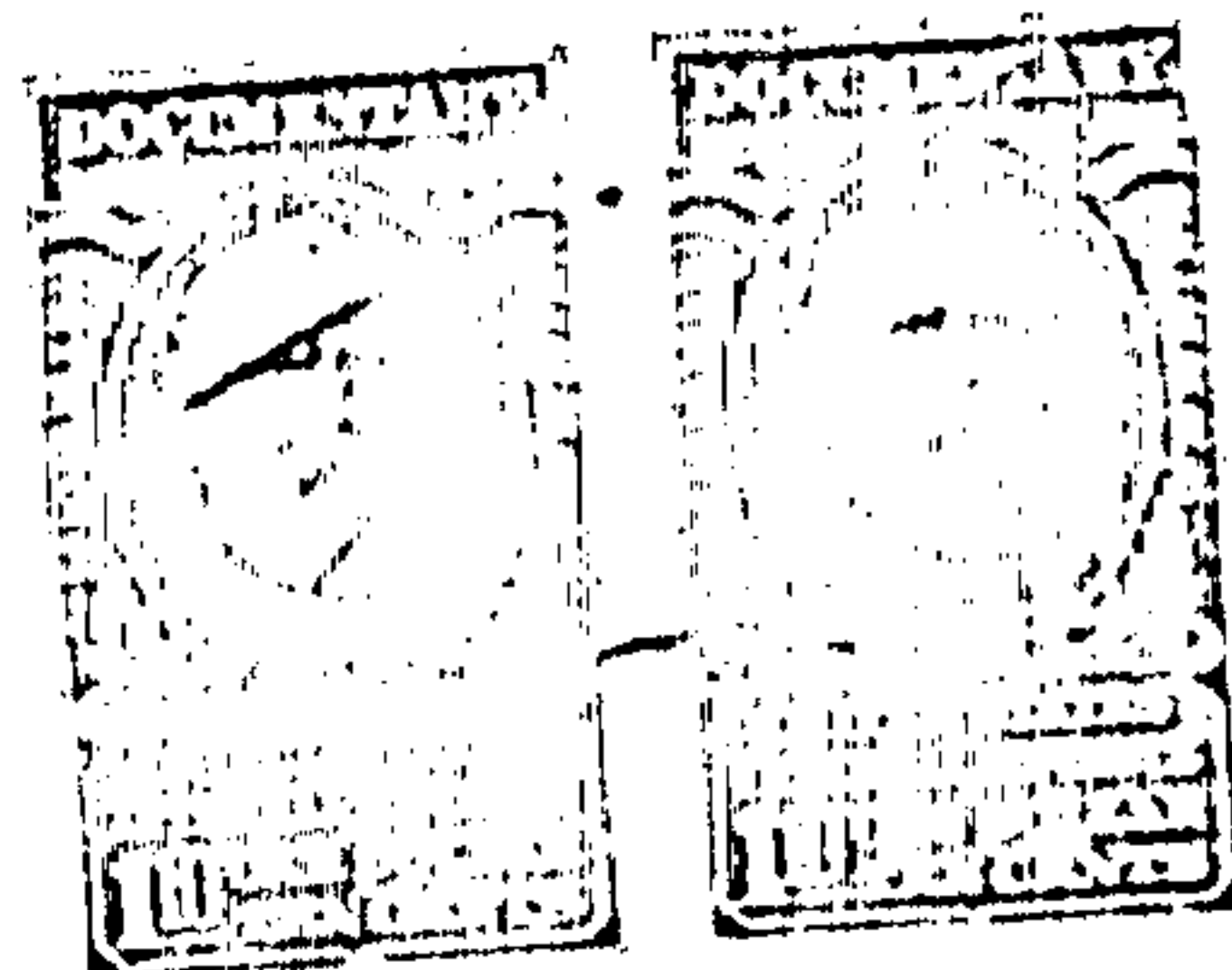
do grant, bargain, sell and convey unto the said Robert H. Mount and Rena W. Mount

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

Shelby County, Alabama, to-wit:

lot 4 of Calmont Subdivision of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 2, Township 24, Range 12 East, Shelby County, Alabama, as shown by map of said subdivision on record in Map Book 4, page 4 in the Probate Office of Shelby County, Alabama.

The grantees agree that no dwelling house shall be erected upon the above lot 4, of which the main portion of said house contains less than 1200 square feet. This restriction shall be a covenant running with the land and a violation of the same may be enjoined in any Court of competent jurisdiction.



TO HAVE AND TO HOLD Unto the said Robert H. Mount and Rena W. Mount,

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 18th day of December, 1961.

WITNESSES:

} Earl J. Standifer (Seal.)
Nuna Standifer (Seal.)
Kenneth L. Standifer (Seal.)
Irene Standifer (Seal.)

BOOK 218 PAGE 630

RETURN TO: Earl J. Standifer
Et. 1. Standifer

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

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

State of ALABAMA }
SHELBY COUNTY }

I, Lanice Brasher a Notary Public in and for said County, in said State,
hereby certify that Earl J. Standifer and Nuna Standifer; Kenneth L. Standifer and Irene
Standifer
whose name s 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

18

day of December, 1961.

Lanice Brasher
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
12 19 1961
RECORDED & MTG. TAX
& 2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

14.5
2.20
5.65