

State of Alabama

SHELBY

County

1269
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT HUNDRED AND NO/100

DOLLARS

to the undersigned grantor W. H. Hope, a widower

In hand paid by Edgar Willis and wife, Effie Willis

the receipt whereof is acknowledged I the said W. H. Hope

do grant, bargain, sell and convey unto the said Edgar Willis and Effie Willis

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

Shelby County, Alabama, to-wit:

Start at Southeast Corner of Fraction D of Fractional Section 19, Township 22, Range 1 East; thence North 3 deg. 45' West along Forty lines 330 feet to an iron stake for a point of beginning. Thence continue North 3 deg. 45' West along said forty line 771 feet to where Forty line intersects City Lots; thence South 86 deg. 45' West 258 feet to Montgomery Road as now located; thence South 13 deg. 37' East along East side of road 354 feet; thence South 16 deg. 45' East along East side of road 434 feet; thence North 86 deg. 45' East 95 feet to point of beginning; said land lying and being in Shelby County, Alabama.

There is EXCEPTED from this conveyance, a tract of land conveyed by grantor herein to Thelma Hope Gilliam and Ed Gilliam by deed dated September 8, 1961, which deed is recorded in the Probate Office of Shelby County, Alabama in Deed Book 217, page 922.

TO HAVE AND TO HOLD Unto the said Edgar Willis And Effie Willis,

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 2nd day of December, 1961.

WITNESSES:

W. H. Hope (Seal.)
(W. H. Hope)
Mark (Seal.)
(Seal.)
(Seal.)
(Seal.)

Lance Brasher
Nellie D Brasher

TO

W. H. Hope

W. H. Hope

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, *Lance Beasler*

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

hereby certify that *W. H. Hope*

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

2nd

day of

December

1961.

Lance Beasler

Notary Public.

STATE OF ALA. SHELBY CO.

CERTIFY THIS INSTRUMENT

WAS FILED ON

1-2-1962

RECORDED & MTG. TAX

& \$1.00 TAX HAS BEEN

PD ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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