

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

State of Alabama

SHELBY

County

1935
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~Three Hundred & no/100 (\$300.00)~~ DOLLARS

to the undersigned grantor s, D. W. Litton and Sodie Litton, his wife,

in hand paid by Billy Wallace and Patti Wallace, his wife,

the receipt whereof is acknowledged we the said D. W. Litton and Sodie Litton

do grant, bargain, sell and convey unto the said Billy Wallace and Patti Wallace

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

Shelby County, Alabama, to-wit:

Lot Number 9 and Lot Number 10 in Block D, in Wilmont Subdivision in the Town of Wilton, Alabama, as shown by a Map of said Subdivision which is recorded in the Probate Office of Shelby County, Alabama; and which said lots are situated in Section 9, Township 24 North, Range 12 East, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Billy Wallace and Patti Wallace

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 seals

this 25th day of January, 1962.

WITNESSES:

D. W. Litton (Seal.)

Sodie Litton (Seal.)

(Seal.)

(Seal.)

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RETURN TO: *See vic.*

Centerville

D. W. LITTON and wife,

SADIE LITTON

TO

BILL WALLACE and

PATTI WALLACE

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, *O. J. Gilley*

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

hereby certify that **D.W. Litton and Sadie Litton, his wife,**

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

25th

day of **January, 1962.**

O. J. Gilley
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *1-26-62*

RECORDED & \$ *1.00* MTG. TAX
& \$ *5.00* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

Co.