

State of Alabama

SHELBY

County

2328
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00)

DOLLARS

to the undersigned grantor Austin L. Cox and wife, Polly R. Cox

in hand paid by Andrew Drennan and wife, Katherine Drennan

the receipt whereof is acknowledged we the said Austin L. Cox and Polly R. Cox

do grant, bargain, sell and convey unto the said Andrew Drennan and Katherine Drennan

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

Shelby

County, Alabama, to-wit:

Lots Nos. 1 and 10 in Block No. 4 in Pine Grove Camp, according to a Survey and Map of the lands of Andrew Drennan, situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East; all of said Survey and map being of record in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Andrew Drennan and Katherine Drennan

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 23 day of March, 1961.

WITNESSES:

Austin L. Cox (Seal)
(Austin L. Cox)

Polly R. Cox (Seal)
(Polly R. Cox)

(Seal)

(Seal)

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TO

421

Shelby

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.85
50
2.35

State of ALABAMA }
SHELBY COUNTY }

I, *L. G. Kennally*

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

hereby certify that Austin L. Cox and Polly R. Cox

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 23 day of March, 1961.

L. G. Kennally

Notary Public.

My Comm. Expires 1-14-63

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *3/19/62*
RECORDED & \$ *50.00* MTG. TAX
& \$ *50.00* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE