

3000

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

State of Alabama }
Shelby County }

2852

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLARS
and other good and valuable consideration,

to the undersigned grantor Mrs. Ada Bozeman, a widow

in hand paid by Charles E. Bozeman, Jr. and Edith P. Bozeman

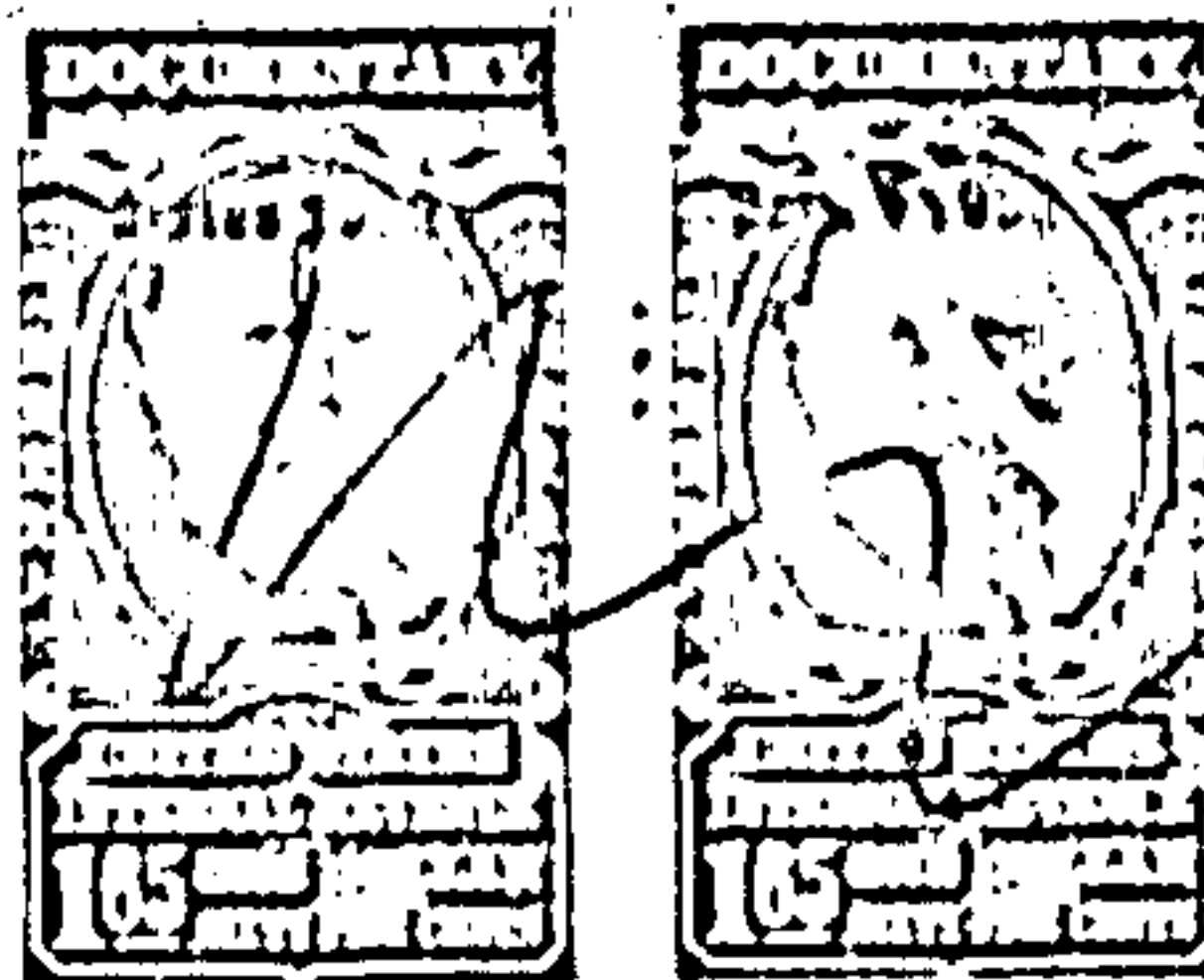
the receipt whereof is acknowledged I the said
Ada Bozeman, a widow

do grant, bargain, sell and convey unto the said
Charles E. Bozeman, Jr. and Edith P. Bozeman
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West; run thence south 2 deg. 30 min. east 160 feet, more or less, to the northeast corner of Robert Howard Bozeman lot; run thence south 86 deg. 15 min. West and along the north line of said lot a distance of 903 feet, more or less to the east boundary of the right ofway of Columbiana-Chelsea Road; run thence with said road north 24 deg. 30 min. west 166 feet, more or less to the north boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; run thence north 86 deg. 15 min. East and along said north boundary line 968 feet to the point of beginning. Containing 3.5 acres, more or less.

Grantor herein reserves the right to the use of said premises during her natural life.



TO HAVE AND TO HOLD Unto the said Charles E. Bozeman, Jr. and Edith P. Bozeman

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 14th day of March, 1962.

WITNESSES:

Ada Bozeman (Seal.)
Mrs. Ada Bozeman
(Seal.)
(Seal.)
(Seal.)
(Seal.)

219 746

Mrs. Ada Bozeman

TO

Charles E. and Edith P. Bozeman

Maplesville Rt 2

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

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

1.45
3.60
3.30
7.75

State of ALABAMA
SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that Mrs. Ada Bozeman, a widow 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 14th day of March, 1962

Martha B. Joiner
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3-14-1962
RECORDED & \$1.00 MTG. TAX
& \$3.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE