

Total 16,500.00
see entry 276

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

State of Alabama

JEFFERSON

County

2873

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Hundred & No/100 (\$8500.00) cash DOLLARS
and a balance purchase money mortgage in the sum of \$8,000.00 of even date,
payable 60 days after this date.,

to the undersigned grantor s, Ewing Carter and wife, Ethel T. Carter,

in hand paid by L. Hayden DeRamus and wife, Elsie DeRamus,

the receipt whereof is acknowledged we the said Ewing Carter and wife, Ethel T. Carter

do grant, bargain, sell and convey unto the said L. Hayden DeRamus and wife, Elsie DeRamus

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

SHELBY

County, Alabama, to-wit:

Beginning at an iron stake at the NW corner of the
NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section Twenty Eight, Townshin
Twenty, and Range Four W; thence west along quarter
section line 120 feet to a stake on the north side of
the right of way of the paved road running from Generys
Gap, the point of beginning; thence west along the
quarter section line 1230 feet to an iron stake at the
NW corner of the SE $\frac{1}{4}$ of Section Twenty Eight; thence
south along the quarter section line 1005 feet to an
iron stake; thence south 56° 30' east 429.5 feet to an
iron stake on the north side of the right of way of
the paved highway; thence generally north 40° east
1475 feet mor or less along the north side of the right
of way to the point of beginning, including eighteen
acres more or less.

TO HAVE AND TO HOLD Unto the said L. Hayden DeRamus and wife, Elsie DeRamus,

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.

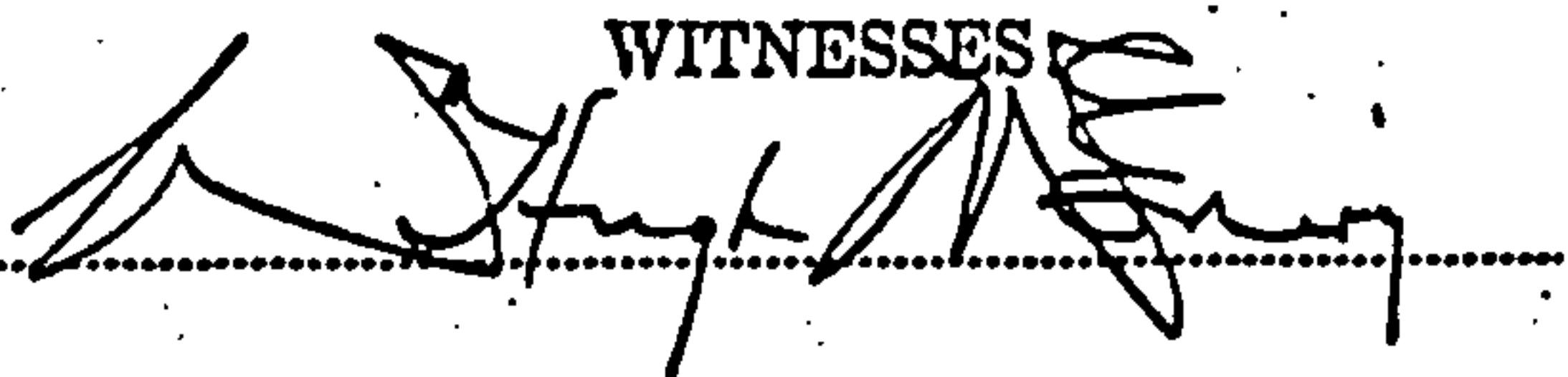
And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all encumbrances.

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.

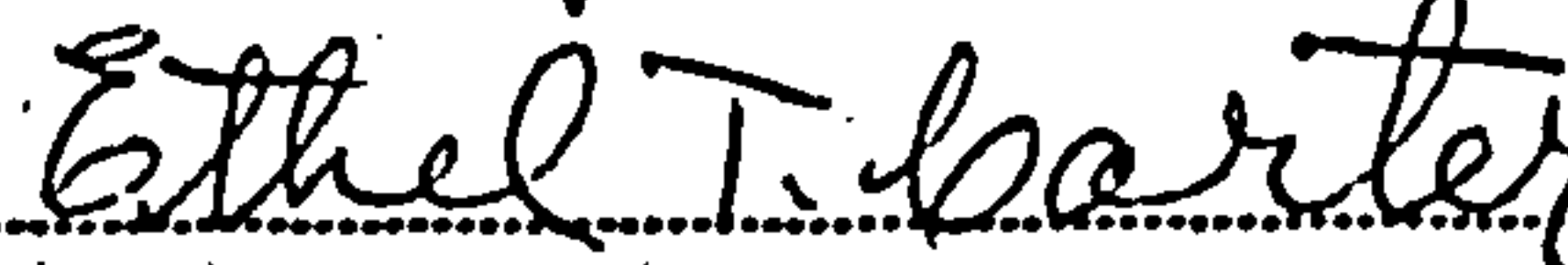
In Witness Whereof, we have hereunto set our hands and seal,

this 13th day of March, 1962.

WITNESSES



 (Seal.)

 (Seal.)

(Seal.)

(Seal.)

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RETURN TO:

McEniry
3-12-26

Heimer

EWING CARTER & WIFE.

ETHEL T. CARTER

TO

L. HAYDEN DERAMUS & WIFE,

ELSIE DERAMUS

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

18.15

8.50

1.45

28.10

State of ALABAMA
JEFFERSON COUNTY

I, Wm. Hugh McEniry a Notary Public in and for said County, in said State, hereby certify that Ewing Carter and wife, Ethel T. Carter, whose name s assigned 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.

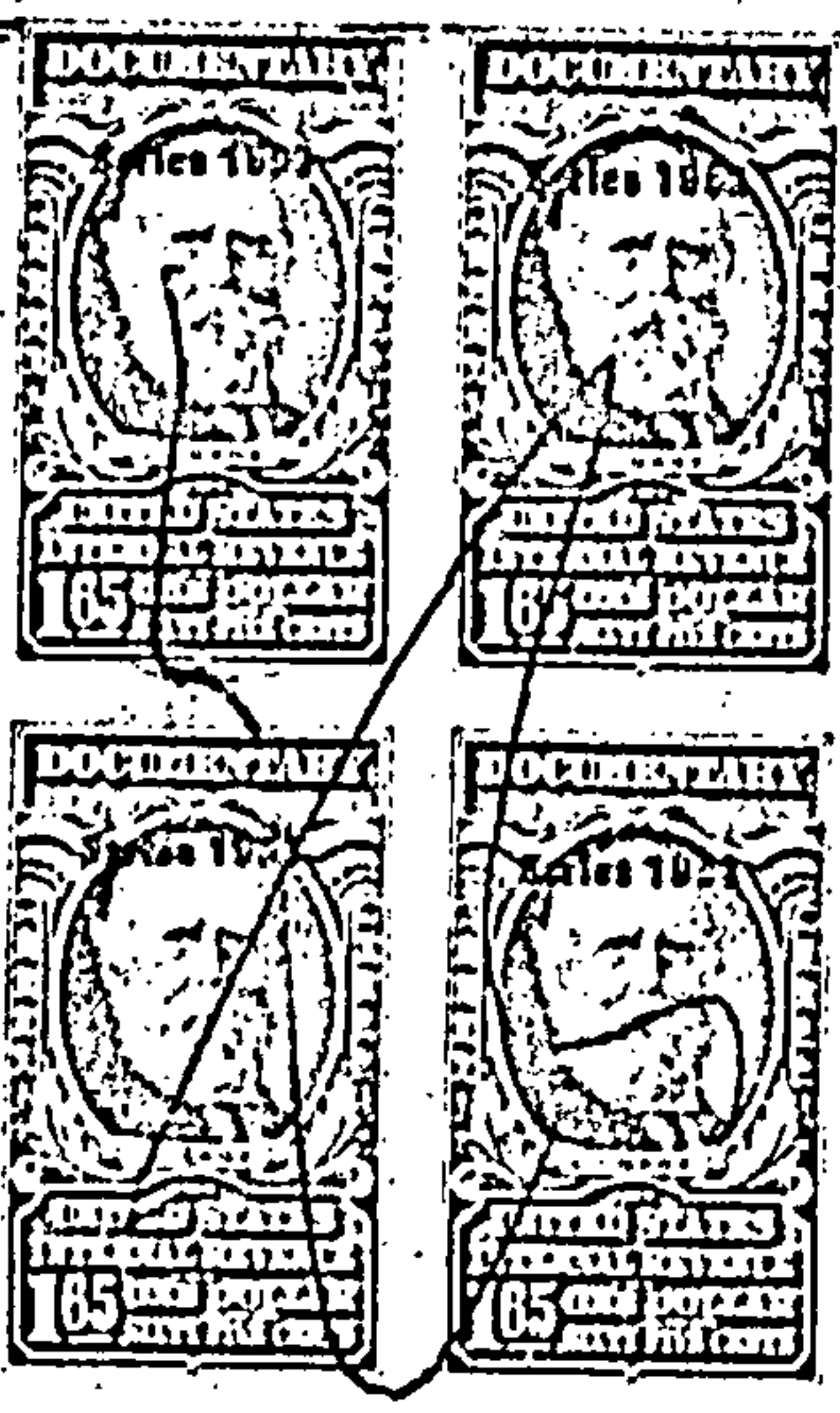
Given under my hand and official seal this

13th

day of March, 1926

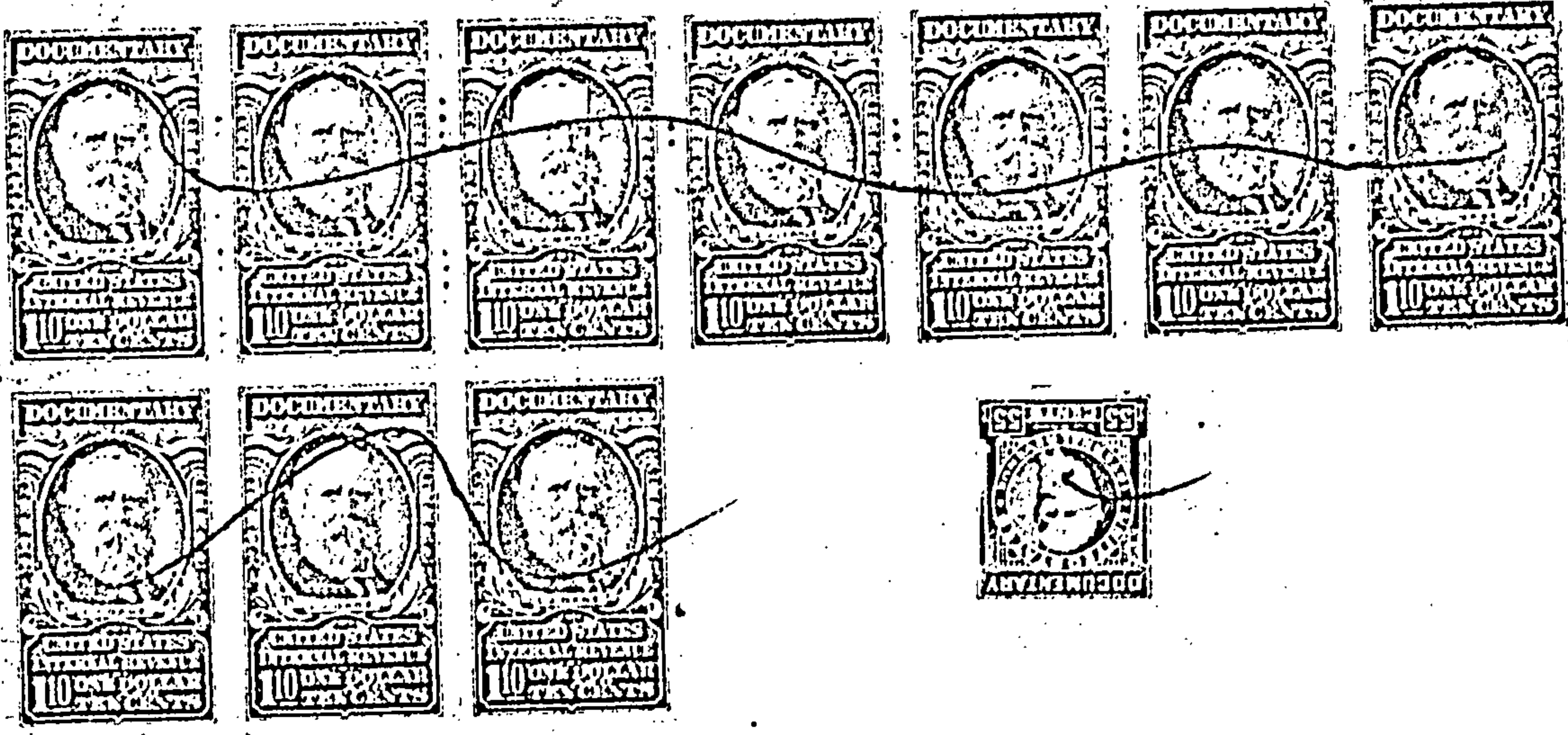
Wm. Hugh McEniry
Notary Public.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *3-15-1926*
RECORDED & *8.50* TAX
& *8.50* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE.



16
176.5
15