

State of Alabama

County

3004

Know All Men By These Presents,

That in consideration of three hundred and No/100's(\$300.00)

DOLLARS

to the undersigned grantor s, Beatrice P. Box and husband, Leander Box,

in hand paid by Jessie Burns and wife, Premuel Burns,

the receipt whereof is acknowledged we the said Beatrice P. Box and husband, Leander Box,

do grant, bargain, sell and convey unto the said Jessie Burns and wife, Premuel Burns,

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

Shelby

County, Alabama, to-wit:

Lot No. 1 in Block 19 according to the map of Shelby Highlands recorded in Probate Office, Shelby County, Alabama, at page 39 of Map Book 3. Said Lot is situated in SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 22, Range 1 West, together with singular rights, members, hereditaments, and appurtenances to same belonging, or in any wise incident or appertaining, being the same property conveyed by deed recorded at page 521 of Deed Book 173, Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Jessie Burns and wife, Premuel Burns,

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, s

this 4th day of December, 1961.

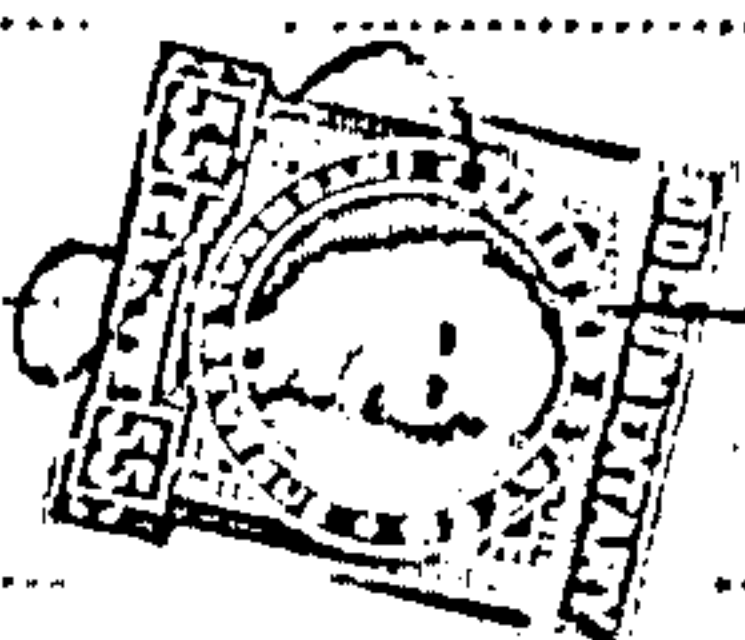
WITNESSES:

Beatrice G. Box (Seal.)

Leander Box (Seal.)

(Seal.)

(Seal.)



BOOK 219 PAGE 863

TO

441

2/14/14

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate.

State of ALABAMA
SHELBY COUNTY

I, OLIVER P. HEAD, a Notary Public in and for said County, in said State,
hereby certify that Beatrice P. Box and husband, Leander Box,
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 4th day of December 1961
As Notary Public

State of
COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19
As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/23/62
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad N. Fowler
JUDGE OF PROBATE