

State of Alabama

SHELBY

County

4639  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN HUNDRED AND NO/100 DOLLARS

to the undersigned grantor Dewey W. Smith and wife, Lydia<sup>H</sup>/Smith

in hand paid by Lonier L. Price and wife, Juanita P. Price

the receipt whereof is acknowledged we the said Dewey W. Smith and Lydia<sup>H</sup>/Smith

do grant, bargain, sell and convey unto the said Lonier L. Price and Juanita P. Price

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

Shelby County, Alabama, to-wit:

Lot No. 21, according to the Survey of Smith's Camp on Coosa River,  
as recorded in the Probate Office of Shelby County, Alabama in Map  
Book 3, page 122.

Mineral and mining rights reserved.

Above property shall not be used for business purposes and this covenant  
shall run with the land.

It is agreed that no building costing less than \$2500.00 to build shall be  
placed on the above described lot.

Sellers retain a Vendor's Lien for \$600.00 which is to be paid by purchasers  
to sellers at the rate of \$20.00 each month, commencing May 15, 1962,  
(Interest payable at 6% interest from date) as shown by installment note  
of this date.

TO HAVE AND TO HOLD Unto the said Lonier L. Price and Juanita P. Price,

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 10<sup>th</sup> day of April, 1962.

WITNESSES:

T. W. Milford

29 Oct 1962

Dewey W. Smith (Seal.)

Lydia H. Smith (Seal.)

(Seal.)

(Seal.)



BOX 220 PAGE 987

TO

428 East North Avenue

Alton 15 CO

WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

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

State of ALABAMA  
SHELBY COUNTY

I, Lance Bracher

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

hereby certify that Dewey W. Smith and Lydia Smith

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

10<sup>th</sup>

day of

April, 1962.

Lance Bracher

Notary Public.

BOOK 220 PAGE 938

145  
1.10  
0.90  
9.95

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

6-19-1962  
RECORDED & \$7.00 ATG. TAX  
& \$5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

This mortgage paid in full and satisfied this  
the 15 day of January 1965

Attest:

C. M. Fowler  
Judge of Probate  
Dewey W. Smith  
Lydia H. Smith