

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

State of Alabama

Shelby

County

4670
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----

DOLLARS

to the undersigned grantor C. A. Shirley and wife, Joyce M. Shirley

in hand paid by Benjamin F. Holmes and Margaret H. Holmes

the receipt whereof is acknowledged we the said

C. A. Shirley and wife, Joyce M. Shirley

do grant, bargain, sell and convey unto the said

Benjamin F. Holmes and Margaret H. Holmes

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

Shelby

County, Alabama, to-wit:

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West, lying northeast of the Pleasant Valley Road; the same being two acres, more or less.

TO HAVE AND TO HOLD Unto the said Benjamin F. Holmes and Margaret H. Holmes

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 19th day of June, 1962.

WITNESSES:

Est. Payne

W. D.

C. A. Shirley

C. A. Shirley

Joyce M. Shirley

Joyce M. Shirley

(Seal.)

(Seal.)

(Seal.)

(Seal.)

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RETURN TO:

Shelby

C. A. Shirley and wife

TO

Benjamin F. and Margaret H. Holmes

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, *E. H. Day*

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

hereby certify that C. A. Shirley and wife, Joyce M. Shirley
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

19th

day of June, 1962.

E. H. Day

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8/11*
6-21 19*62*
RECORDED & \$*1* MTG. TAX
& \$*50* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

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