

State of Alabama }  
Shelby County }

4-967

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor C. W. Smith and wife, Elsie Irene Smith

in hand paid by C. W. Smith and Elsie Irene Smith

the receipt whereof is acknowledged we the said  
C. W. Smith and Elsie Irene Smith

do grant, bargain, sell and convey unto the said  
C. W. Smith and Elsie Irene Smith

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

Shelby County, Alabama, to-wit:

The NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 1, Township 20, Range 2 West, except one acre heretofore sold to Evelyn and Leroy Hyche as shown by deed dated September 24, 1958, recorded in Deed Book 196 page 123 in the Probate Office of Shelby County, Alabama, and except one acre sold to Mary S. and George T. Hanks on July 18, 1960, as shown by deed recorded in Deed Book 210 page 146 in said Probate Office.

TO HAVE AND TO HOLD Unto the said C. W. Smith and Elsie Irene Smith

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 19th day of June, 1962.

WITNESSES:

BOOK 221 PAGE 241

*C. W. Smith* (Seal.)  
C. W. Smith  
*Elsie Irene Smith* (Seal.)  
Elsie Irene Smith  
..... (Seal.)  
..... (Seal.)

RETURN TO:

*John Earl McCall*

TO

**WARRANTY DEED**  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE - ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.45

.50

191

*(Signature)*

State of ALABAMA

SHELBY COUNTY

I, Martha B. Joiner a Notary Public in and for said County, in said State, hereby certify that C. W. Smith and wife, Elsie Irene 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 19th day of June, 1962.

*Martha B. Joiner*  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 7-7-62  
RECORDED & \$ MTG. TAX  
& \$ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad W. Fowler*  
JUDGE OF PROBATE