

State of Alabama

SHELBY

County

5082

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred Dollars DOLLARS

to the undersigned grantor F.E.Smith and wife Aldene Smith

in hand paid by Claude Brown, Jr., and wife Elna L. Brown

the receipt whereof is acknowledged we the said F.E.Smith and wife Aldene Smith

do grant, bargain, sell and convey unto the said Claude Brown, Jr., and wife Elna L. Brown

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

Shelby County, Alabama, to-wit:

Lot 3, Block 1 according to a resurvey of Farris-Smith
Subdivision located in SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35,
Township 20 South, Range 3W as shown by map of said
subdivision recorded in Probate Office of
Shelby County, Alabama, in Map Book 4, page 60.



TO HAVE AND TO HOLD Unto the said Claude Brown, Jr. and wife Elna L. Brown

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 10th day of July, 1962.

WITNESSES:

F. E. Smith (Seal.)
F.E.Smith
Aldene Smith (Seal.)
(Seal.)
(Seal.)

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RETURN TO:

TO

Box 366

Shelby

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.45
1.22
1.10

3.55

State of *Ala*
Shelby COUNTY

I, Karl C. Harrison a Notary Public in and for said County, in said State,
hereby certify that F.E. Smith and wife Aleene Smith
whose name s 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 10th day of July, 1962.

Karl C. Harrison

Notary Public. *for*

Deputy Clerk of Court

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *10/13/62*
7/13/62
RECORDED & \$ MTG. TAX
& \$ COBE TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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