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

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Hundred and 00/100 (\$1600.00)..... DOLLARS

to the undersigned grantor C. W. Morris and wife, Bortha S. Morris, and H. P. Lipscomb, Jr.,
a single man,

in hand paid by Maxwell M. Cain and wife, Dorothy Nell Cain,

the receipt whereof is acknowledged we the said C. W. Morris and wife, Bortha S. Morris,
and H. P. Lipscomb, Jr., a single man,

do grant, bargain, sell and convey unto the said Maxwell M. Cain and wife, Dorothy Nell Cain,

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

Shelby County, Alabama, to-wit:

Lot D: Starting at the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Tp. 20, Range 4 West, thence 0-0 south 30 feet to an iron stake, thence east paralleling the quarter section line 451 feet to an iron stake, the NW corner of the lot, thence south 36° 09' east 1089 feet to an iron stake, the SW corner of the lot, thence north 83° 11' east 256.8 feet to an iron stake, the SE corner of the lot, thence north 36° 09' west 1055 feet to an iron stake, the NE corner of the lot, thence west 256 feet to the point of beginning, comprising five acres more or less.

Lot E: Starting at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Tp. 20, Range 4 West, thence south 30 feet along the section line for the point of beginning, thence south 1° 05' east 850 feet to an iron stake on the section line, the SE corner of the lot, thence north 36° 09' west 1055 feet to an iron stake, the NW corner, thence east 0-0 624 feet to the point of beginning, comprising 6.09 acres more or less.

TO HAVE AND TO HOLD Unto the said Maxwell M. Cain and wife, Dorothy Nell Cain,

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 covered 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.

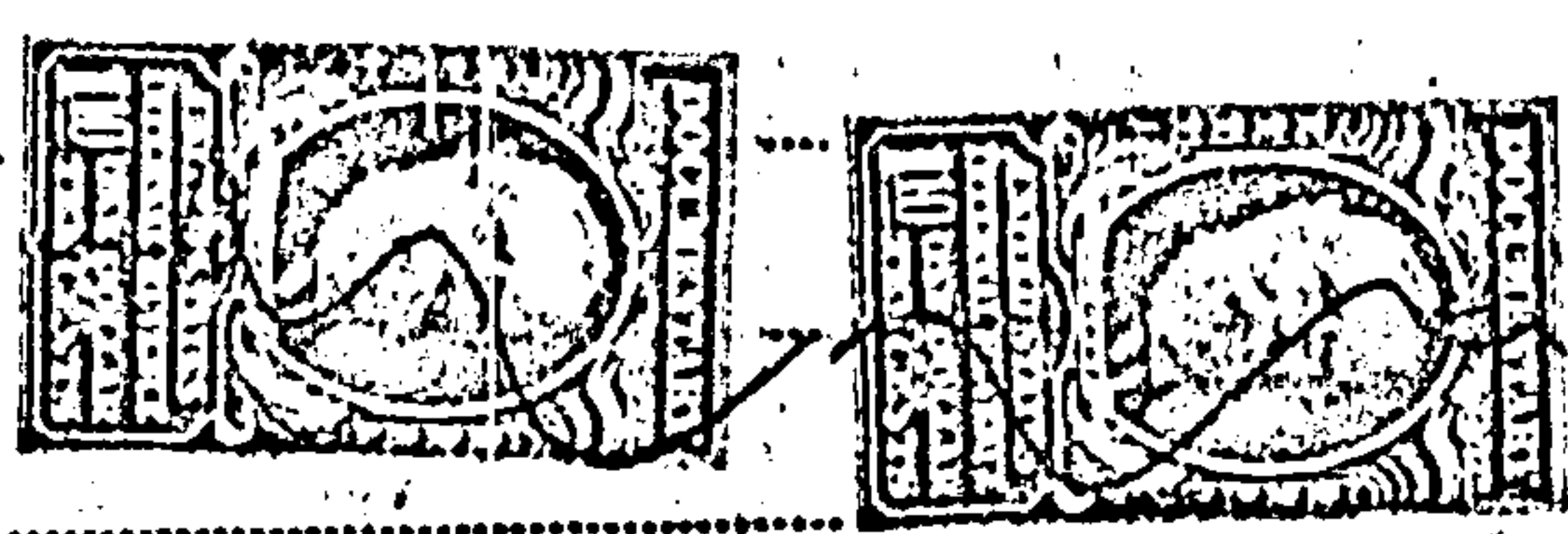
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

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 hand and seal,

this 28th day of February, 1961.

WITNESSES:



C. W. Morris (Seal.)
Bortha S. Morris (Seal.)
H. P. Lipscomb, Jr. (Seal.)
____ (Seal.)

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RETURN TO:

C. W. Morris and wife, Bertha S.

Morris and H. P. Lipcomb, Jr., a
single man,

TO

Marshall M. Cain and wife,

Dorothy Hall Cain

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

913 HILANDALE DRIVE

FAIRFIELD, ALA.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — Abstracts

Trusts

OKINGHAM, ALABAMA

State of

ALABAMA

JEFFERSON

COUNTY

I, Franco E. Shell

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

hereby certify that C. W. Morris and wife, Bertha S. Morris, and H. P. Lipcomb, Jr., a
single man,
whose name s 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 28th day of February, 1961.

Franco E. Shell

Notary Public.

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

RECORDED & \$ MTG. TAX

& \$ 2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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