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LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Ten (\$10.00) and other valuable considerations DOLLARS

to the undersigned grantor W. J. Strickland, an unmarried man

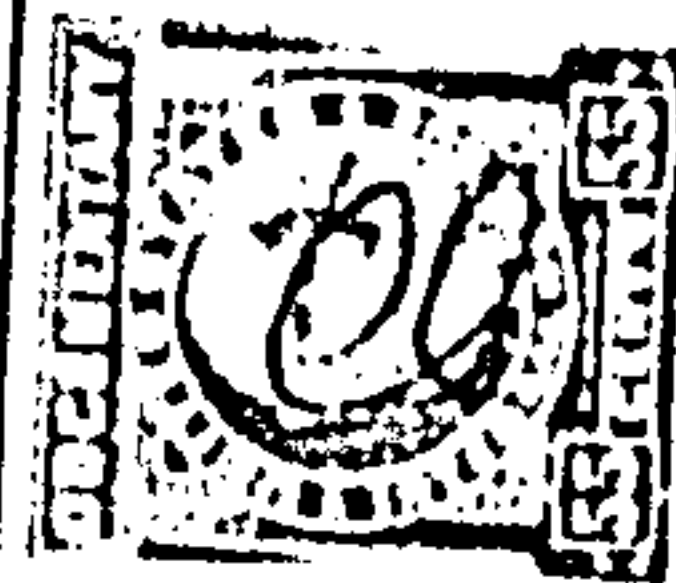
in hand paid by H. R. England and wife, Vera England

the receipt whereof is acknowledged I the said W. J. Strickland, an unmarried man

do grant, bargain, sell and convey unto the said H. R. England and wife, Vera England

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

Shelby County, Alabama, to-wit:



A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, being more particularly described as follows: Commence at SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run North along the East line of said forty 414.07 feet to the North right of way of County Highway (said point also being North line of dirt road, which joins said County Highway) thence turn an angle of 126 deg. 45 min. to the left and run 45.4 feet along North right of way line of said County Road to the Southerly line of said dirt road for point of beginning of lot herein described; from said point of beginning continue in the same direction along the North right of way line of said County Road 193.7 feet; thence turn an angle of 80 deg. 05 min. to the right and run 180.2 feet; thence turn an angle of 90 deg. to the right and run 60.08 feet to the south right of way line of a dirt road; thence turn an angle of 58 deg. 29 min. 30 seconds to the right and run along south right of way line of said dirt road 250.46 ft. to the point of beginning.



TO HAVE AND TO HOLD Unto the said H. R. England and wife, Vera England

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 6th day of August, 1962

WITNESSES:

X *W. J. Strickland* (Seal.)
W. J. Strickland

_____ (Seal.)

_____ (Seal.)

_____ (Seal.)

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State of ALABAMA

SHELBY

COUNTY

H. R. England
Helen Cica -
P.O. Box 245

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. J. Strickland, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August 1962

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED ON 8-11-62

RECORDED & \$ MTG. TAX

& \$5.00 DEED TAX HAS BEEN

PD. ON THIS INSTRUMENT.

Conrad R. Louvier

JUDGE OF PROBATE

Frank W. Donaldson
As Notary Public

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RETURN TO Frank W. Donaldson

W. J. Strickland

TO

H. R. England and wife,

Vera England

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA