

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

State of Alabama

Shelby

County

26
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Jack T. Atchison and wife, Marie Atchison, and Lewis B. Walker
and wife, Imogene T. Walker

in hand paid by Edwin L. Joiner and Martha B. Joiner

the receipt whereof is acknowledged we the said Jack T. Atchison and wife,
Marie Atchison, and Lewis B. Walker and wife, Imogene T. Walker

do grant, bargain, sell and convey unto the said

Edwin L. Joiner and Martha B. Joiner

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

Shelby

County, Alabama, to-wit:

Lot No. 12 according to Willow Island Subdivision, the same being a part of the NW $\frac{1}{4}$
of SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision is
recorded in Map Book 4 Page 73 in the Probate Office of Shelby County, Alabama.
Together with the right to use, but not to cut any merchantable timber, all lands
lying between the above described lot and the water level of the Coosa River, provided
such land to be used shall not be wider than the lines of the lot above described if
the same were extended and projected from their present terminus to the water lever.
All rights are subject to the right of grantors to continue to obtain a lease on
said lands from the Alabama Power Company or any successor owner. Should said lease
be terminated, then the right to use said lands between said lot and the water level
shall terminate also.

In addition to above, grantors do hereby convey to the grantees and to their successors
and assigns the right of ingress and egress to and from the Coosa River by a causeway
recently constructed.

The grantees herein, their successors and assigns shall also have the right to use the
boat launching facilities and picnic area located in said Subdivision; provided, however,
there shall be no burden on the grantors to maintain said facilities between the time
of the execution of this deed and the time the same is submerged by the raising of the
water level of the Coosa River. It is understood there is no liability on the grantors,
or their successors or assigns for any injuries suffered by any persons using said launching
facilities.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 220 Page 891
in said Probate Office.

TO HAVE AND TO HOLD Unto the said

Edwin L. Joiner and Martha B. Joiner

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.

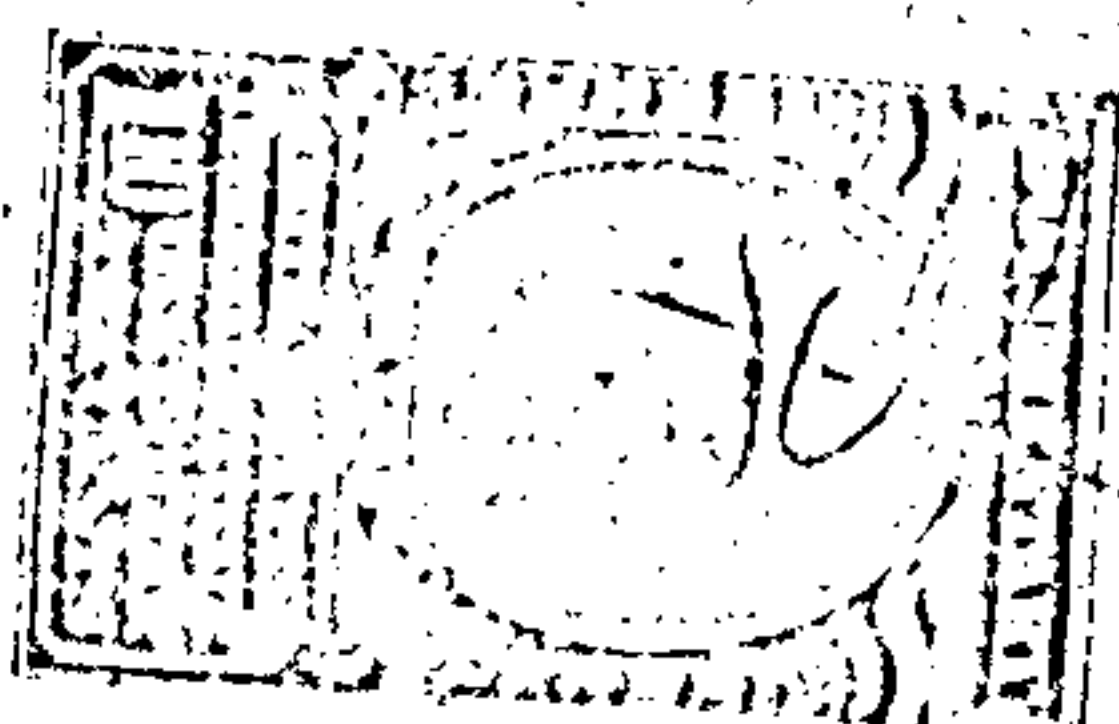
And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all encumbrances,

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 27 day of June 1962.

WITNESSES:



Jack T. Atchison (Seal.)
Jack T. Atchison
Marie Atchison (Seal.)
Marie Atchison
Lewis B. Walker (Seal.)
Lewis B. Walker
Imogene T. Walker (Seal.)
Imogene T. Walker

BOOK 222 PAGE 491

Atchisons & Walkers

TO

Joiners

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

1.65
1.00
1.10

3.55

State of ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate & Notary Public in and for said County, in said State, hereby certify that Jack T. Atchison and wife, Marie Atchison, and Lewis B. Walker and wife, Imogene T. Walker 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 27 day of June 1962.

Conrad M. Fowler
Judge of Probate, Shelby County, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/1/62
RECORDED & \$1.00 MTG. TAX
& \$1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE