

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 SEVEN HUNDRED AND NO/100

DOLLARS

to the undersigned grantors **Norman Lefkovits and wife, Sonya D. Lefkovits**

in hand paid by Thomas C. Dougherty and wife, Dora Bl Dougherty

the receipt whereof is acknowledged we the said Norman Lefkovits and Sonya D. Lefkovits

do grant, bargain, sell and convey unto the said Thomas C. Dougherty and Dora Bell Dougherty

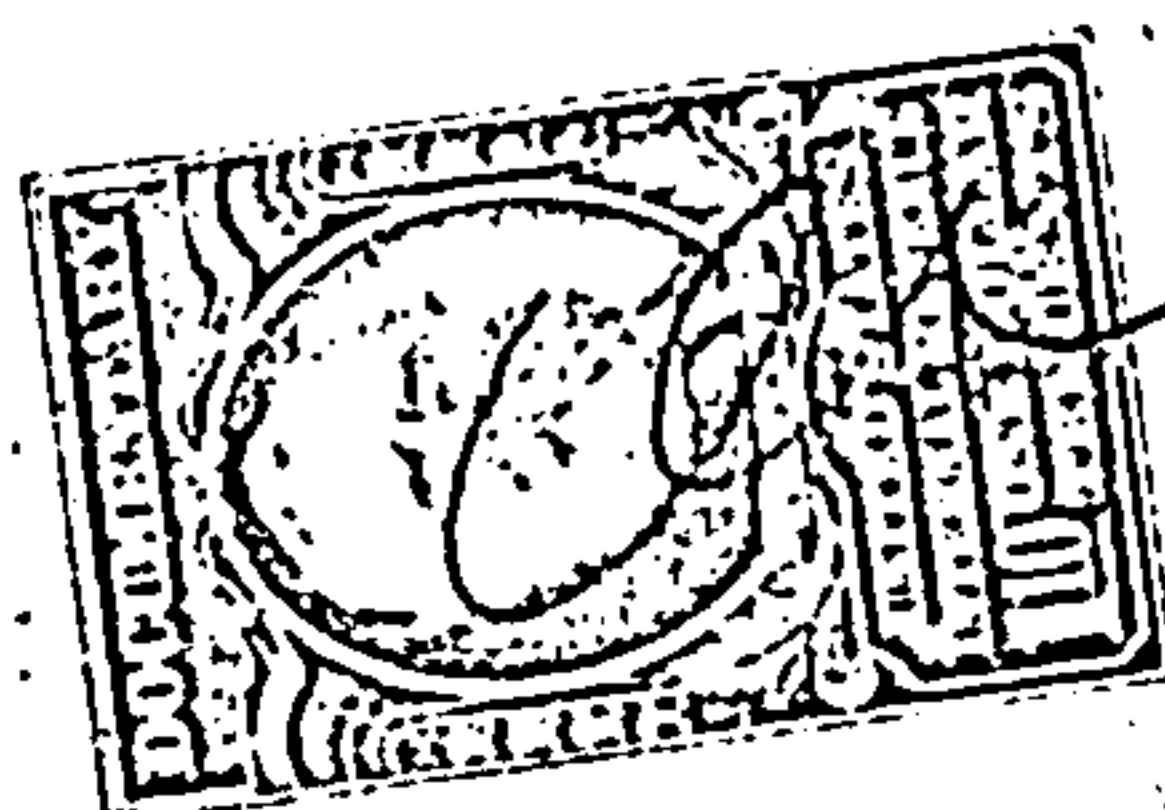
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots No. 22, 23, and 24 in Coosa River Estates, situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, Township 24, Range 15 East; map of said Coosa River Estates, being recorded in Map Book 4, page 67 in the Probate Office of Shelby County, Alabama.

Excepting the coal, iron ore and other minerals in, on, and under said land.

Restrictive Covenant: There shall only be erected one dwelling on any one of the above described lots, and this covenant shall run with the land.



TO HAVE AND TO HOLD Unto the said Thomas C. Dougherty and Dora Bell Dougherty

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 hand s and seal,

this 18 day of October, 1962.

WITNESSES:

Norman Lefkovits (Seal.)
 (Norman Lefkovits)
 Sonya D. Lefkovits (Seal.)
 (Sonya D. Lefkovits)
 _____ (Seal.)
 _____ (Seal.)

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TO

J.C. Dougherty
340 21st Ave So
Bham, Ala.

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

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

1.40
1.00
1.10
3.50

State of ALABAMA }
SHELBY COUNTY }

I, *James Brasher*

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

hereby certify that Norman Lefkovits and Sonya D. Lefkovits

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

19

day of

October, 1962.

James Brasher

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *10/18*
1962
RECORDED & \$*1.00* MTG. TAX.
& \$*1.00* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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