

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP - TAXES GUARANTEED & PROTECTIVE DURING TERM

State of Alabama }
Shelby County }

244 KNOW ALL MEN BY THESE PRESENTS,

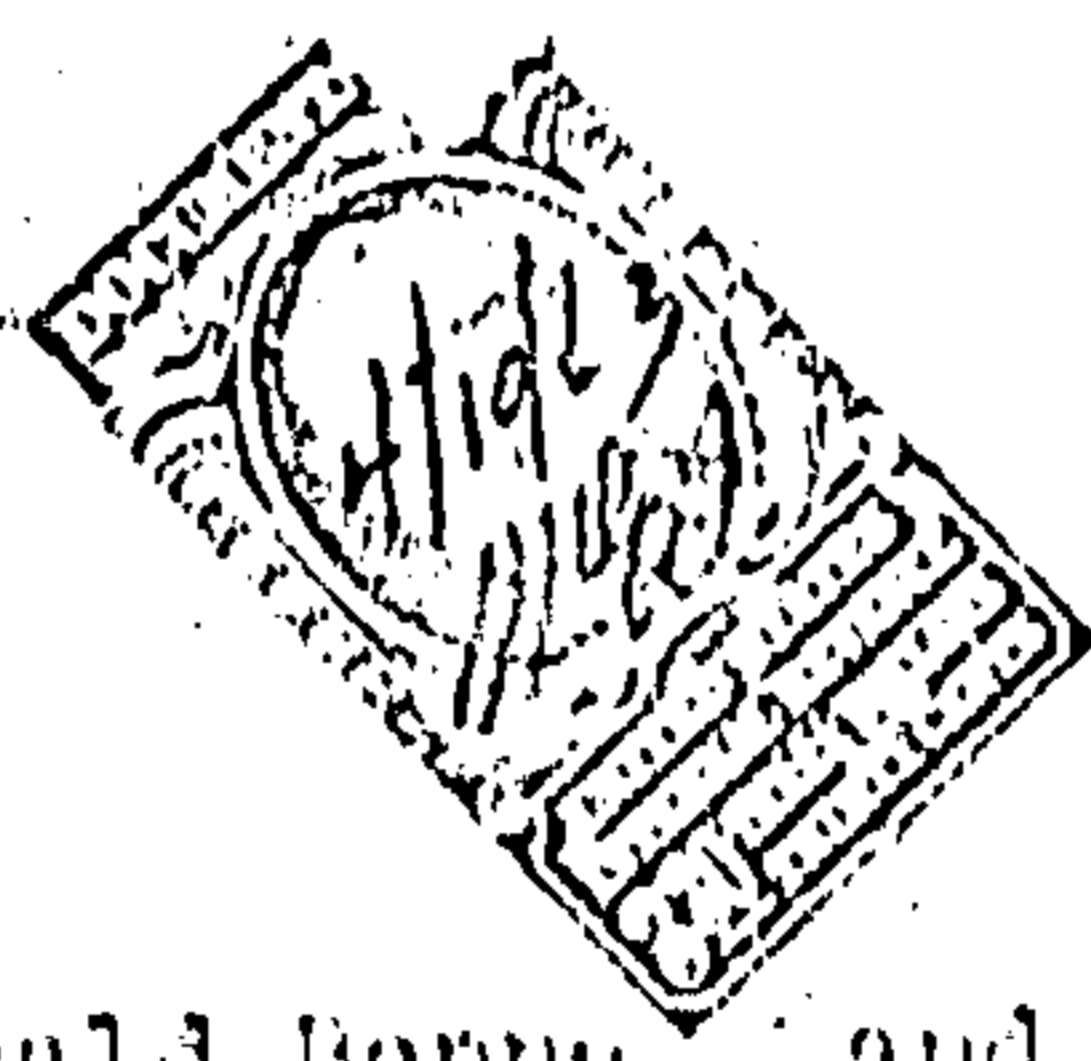
That in consideration of Two Thousand Eight Hundred and 00/100 ----- DOLLARS Balance of which evidenced by purchase money mortgage in the sum of \$2,800.00, dated April 5th., 1963, to the undersigned grantor a William E. Smith and wife Helen V. Smith, Marshall E. Smith and wife Carol C. Smith, Charles A. Butler and wife Dorothy S. Butler in hand paid by Gerald Bennett and wife Joannio Bennett

the receipt whereof is acknowledged We the said William E. Smith and wife Helen V. Smith, Marshall E. Smith and wife Carol C. Smith, Charles A. Butler and wife Dorothy S. Butler. do hereby grant, bargain, sell and convey unto the said Gerald Bennett and wife Joannio Bennett

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

Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, thence run South 65 degrees 30 minutes West a distance of 138.40 feet to a concrete post on the East right of way line of a paved county road and the West line of the River Road, for the point of beginning of the tract herein described; thence run South 22 degrees 32 minutes West along the East right of way line of said county road a distance of 247.48 feet; thence turn an angle to the left of 90.00 degrees and run for a distance of 187.50 feet to the West right of way line of said river road; thence turn an angle to the left of 132 degrees 25 minutes and run North 47 degrees 03 minutes West along the Westerly right of way line of said River Road a distance of 193.0 feet to a point; thence run North 32 degrees 54 minutes West along said Westerly right of way line of said River road a distance of 119.20 feet to the point of beginning, said property being, lying and situated in the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Gerald Bennett and wife Joannio Bennett

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 9th day of April 1963

WITNESSES:

William E. Smith (Seal)
Helen V. Smith (Seal)
Marshall E. Smith (Seal)
Carol C. Smith (Seal)
Charles A. Butler (Seal)
Dorothy S. Butler (Seal)

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RETURN TO:

William L. Smith
Helen V. Smith
Marshall E. Smith
Charles A. Butler
Dorothy J. Butler
Carol C. Smith
TO

1) Carol A. Bennett

Jennie Bennett

P. & B. 1.3 *W. L. Smith*

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

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

6-15-63
2.10.63
2.10.63

State of Alabama

Jefferson COUNTY

I, *J. Lewis Jackson*

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

hereby certify that William L. Smith and wife Helen V. Smith, Marshall E. Smith and wife Carol C. Smith, Charles A. Butler and wife Dorothy J. Butler 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

9th day of *April* 19*63*
J. Lewis Jackson
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *4/11* 19*63*
RECORDED & *3.00* REC. TAX
& *3.00* TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jambor
JUDGE OF PROBATE