

3632

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 LOVE & AFFECTION and the sum of One and no/100 DOLLARS

to the undersigned grantor s Robert Holsemback and wife, Lucille Holsemback (being one and the same persons as Robert Holsemback and Lucille Holsemback) in hand paid by Mary Evelyn Simmons and husband, Edward H. Simmons

the receipt whereof is acknowledged we the said Robert Holsemback and Lucille Holsemback

do grant, bargain, sell and convey unto the said Mary Evelyn Simmons and Edward H. Simmons

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

Shelby County, Alabama, to-wit:

Commence at a point where the West boundary of the right of way of the Montevallo-Maylene paved road intersects the South boundary of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 28, Township 21, Range 3 West and run thence, Westerly along the South boundary of said Quarter Quarter Section 160 feet for point of beginning of the lot herein described and conveyed; thence Westerly along the South boundary of said Quarter Quarter Section to the SW corner of said Quarter Quarter Section; thence Northerly along the West boundary of said Quarter Quarter Section 105 feet; thence Easterly and parallel with the South boundary of said Quarter Quarter Section to a point 160 feet West of said right of way of said Montevallo-Maylene Highway; thence Southerly and parallel with the West boundary of said Highway 105 feet, more or less, to point of beginning.

Also, an easement or right of way for the purpose of a joint driveway for the parties hereto, their heirs and assigns, of an equal width of ten feet North and South, the South line of which is the South boundary of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  and extending Easterly from the above described property to the Montevallo-Maylene Highway.

TO HAVE AND TO HOLD Unto the said Mary Evelyn Simmons and Edward H. Simmons,

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 8<sup>th</sup> day of April, 1963.

*W. W. Simmons*  
WITNESSES

*Robert Holsemback* (Seal.)  
(Robert Holsemback)  
*Lucille Holsemback* (Seal.)  
(Lucille Holsemback)  
(Seal.)  
(Seal.)

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*Mary E. or L.H. Simpson*  
*Edward Simpson*

TO

*Pl 1 Bat 24*

*Monticello Ala.*

**WARRANTY DEED**

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO., INC.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON *Shelby* COUNTY

I, the undersigned,

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

hereby certify that Robert Holsemback

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

*12*

day of

April, 1963.

*[Signature]*

Notary Public.

STATE OF ALABAMA  
 SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucille Holsemback, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *8<sup>th</sup>* day of April, 1963.

*[Signature]*

Notary Public

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STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED ON *5/1/63*  
 RECORDED & \$.....MTG. TAX  
 & \$.....SPEED TAX HAS BEEN  
 PD. ON THIS INSTRUMENT.

*Conrad M. Joubert*  
 JUDGE OF PROBATE