

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

SHELLEY

County

Know All Men By These Presents,

That in consideration of One Thousand and No/100 (\$1000.00) ----- DOLLARS

to the undersigned grantor Oscar D. Southern Sr. and wife, Mary Estell T. Southern in hand paid by Oscar D. Southern Jr. and Oscar D. Southern Sr.

the receipt whereof is acknowledged that the said Oscar D. Southern Sr. and wife, Mary Estell T. Southern

do grant, bargain, sell and convey unto the said Oscar D. Southern Jr. and Oscar D. Southern Sr.

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

Shelby County, Alabama, to-wit:

1.200 acres more or less out of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19, Range 2 East, situated in Shelby County, Alabama. More particularly described as follows: Commencing at the SE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19, Range 2 East, thence running West along the South boundary line of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , 428 feet to the East boundary line of the US highway 231, thence continue in a straight line across US highway 112 feet, thence continue in a straight line along the South boundary line of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , 208 feet and point of beginning. Thence continue along the South boundary line of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , 252 feet, thence turn right and run in a northern direction 208 feet, thence turn right and run East 252 feet, thence turn right and run South along the Western boundary line of the Hulen Southern lot 208 feet and point of beginning. The East boundary line of this lot and the West boundary line of the Hulen Southern lot do not overlap. Lying in the South side of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, Township 19, Range 2 East and lying west of US highway 231. Containing 1.200 acres more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Oscar D. Southern Jr. and Oscar D. Southern Sr.

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 29 day of April 1963

WITNESSES:

James E. Spates

as to both

signatures

Oscar D. Southern Jr. (Seal.)

Mary Estell T. Southern (Seal.)



(Seal.)

(Seal.)

225 146

O.D.and M.E.(Treadwell)Southern Sr.

Vincent, Alabama

TO

O.D.Southern Jr.& O.D.Southern Sr.

Vincent, Alabama

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

SHELBY 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.

State of ALABAMA

SHELBY

COUNTY

I, Frances E. Spates, a Notary Public in and for said County, in said State, hereby certify that Oscar D. Southern Sr. and wife, Mary Estell T. Southern 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 29 day of April 1963

Frances E. Spates As Notary Public  
Frances E. Spates

State of ALABAMA

SHELBY

COUNTY

I, Frances E. Spates, a Notary Public in and for said County, in said State, do hereby certify that on the 29 day of April, 1963, came before me the within named Mary Estell T. Southern known to me to be the wife of the within named Oscar D. Southern Sr, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 29 day of April 1963

Frances E. Spates As Notary Public  
Frances E. Spates

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
RECORDED & \$10.00 TAX  
& \$1.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

James M. Spates  
JUDGE OF PROBATE