

State of Alabama }
 JEFFERSON County }

3907

Know All Men By These Presents.

That in consideration of One Thousand and No/100 (\$1,000.00) - - - - - DOLLARS and assumption of mortgage hereinafter referred to,

to the undersigned grantors Walter S. Naish and Evelyn L. Naish

in hand paid by Charlie Lewis Garner and Sarah H. Garner

the receipt whereof is acknowledged we the said Walter S. Naish and wife, Evelyn L. Naish,

do grant, bargain, sell and convey unto the said Charlie Lewis Garner and Sarah H. Garner,

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

Shelby County, Alabama, to-wit:

Start at the Southwest corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, thence run East along the South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 170 feet for the point of beginning, thence turn an angle of 98° 03' to the left and run Northwesterly a distance of 327.8 feet, thence turn an angle of 53° 22' to the right and run Northeasterly a distance of 39.7 feet, thence turn an angle of 56° 26' to the right and run Southeasterly a distance of 58 feet, thence turn an angle of 66° 27' to the right and run Southeasterly a distance of 344.9 feet, thence turn an angle of 101° 48' to the right and run West a distance of 110.9 feet to the point of beginning.

This property is subject to mortgage to Guaranty Savings & Loan Association of record in Volume 192 of Mortgages at page 422, in the Office of the Judge of Probate of Shelby County, Alabama. The grantees herein, as a part of the consideration for this conveyance, assume said mortgage and assume and agree to pay the indebtedness thereby secured on the terms and in the manner therein specified.

TO HAVE AND TO HOLD Unto the said Charlie Lewis Garner and Sarah H. Garner

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; except mortgage hereinabove referred to and current year's taxes which grantees also assume and agree to pay,

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 seals

this 8th day of May, 1963.

WITNESSES:

John R. Atchley

Walter S. Naish (Seal.)
Evelyn L. Naish (Seal.)
 (Seal.)
 (Seal.)

WALTER S. NAISH AND WIFE,

EVELYN L. NAISH

TO

CHARLIE LEWIS GARNER AND

SARAH H. GARNER

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

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 recorded in Volume of Deeds at page and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON COUNTY

I, J. W. Patton, Jr., a Notary Public in and for said County, in said State, hereby certify that Walter S. Naish and wife, Evelyn L. Naish, 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 8th day of May 1963.

J.W. Patton Jr. As Notary Public

State of ALABAMA

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named 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 day of 10

J.W. Patton Jr. As Notary Public

STATE OF ALA. SHEDY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
RECORDED AS 3 MTO. TAX
A 3 MTO. TAX WAS CHARGED
PD. ON THIS INSTRUMENT.

Roger A. Dickey
JUDGE OF PROBATE

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