

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

PRINTED AT THE OFFICE OF HENRY M. LAWRENCE CO., CHICKASAW, ALA.

State of Alabama

County

4017

Know All Men By These Presents,

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

to the undersigned grantors Oscar D. Southern Sr. and wife, Mary Estell T. Southern in hand paid by Hulen H. Southern 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 Hulen H. Southern and Oscar D. SouthernS

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

Shelby County, Alabama, to-wit:

3.109 acres more or less out of the SE $\frac{1}{4}$ 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 NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, thence running West along the North boundary line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 428 feet to the East boundary line of the US highway 231, thence turn left and run along the East boundary line of the US highway 231 in a southern direction 156 feet to point of beginning. Thence turn left and run East 300 feet, thence turn right and run in a southern direction 452 feet to the northern boundary line of the Turner and Lucille Clemonts lot, thence turn right and run West along the northern boundary line of the Turner and Lucille Clemonts lot 300 feet, thence turn right and run in a northern direction along the East boundary line of the US highway 231, 452 feet and point of beginning. The South boundary line of this lot and the North boundary line of the Turner and Lucille Clemonts lot do not overlap. Containing 3.109 acres more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Hulen H. Southern 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 Sr. (Seal.)

Mary Estell T. Southern (Seal.)

(Seal.)
(Seal.)

C.D. and M.F. (Treadwell) Southern Sr.

Vincent, Alabama

TO

Hulen H. and C. 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 F. 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, 1903

Frances F. Spates As Notary Public
Frances F. Spates

State of ALABAMA

SHELBY

COUNTY

I, Frances F. Spates, a Notary Public in and for said County, in said State, do hereby certify that on the 29 day of April, 1903, 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, 1903

Frances F. Spates Notary Public
Frances F. Spates

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
RECORDED & PAID TAX
& 1/2% EXCISE TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Judge of Probate

1337
522
2008