

5273

7,000

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY ----- County

That in consideration of the sum of One and No/100 Dollars (\$1.00) DOLLARS
and other valuable consideration

to the undersigned grantor, Stella J. Smith,

in hand paid by Sidney M. Bird and wife, Mavoureen S. Bird,

the receipt whereof is acknowledged, I, the said

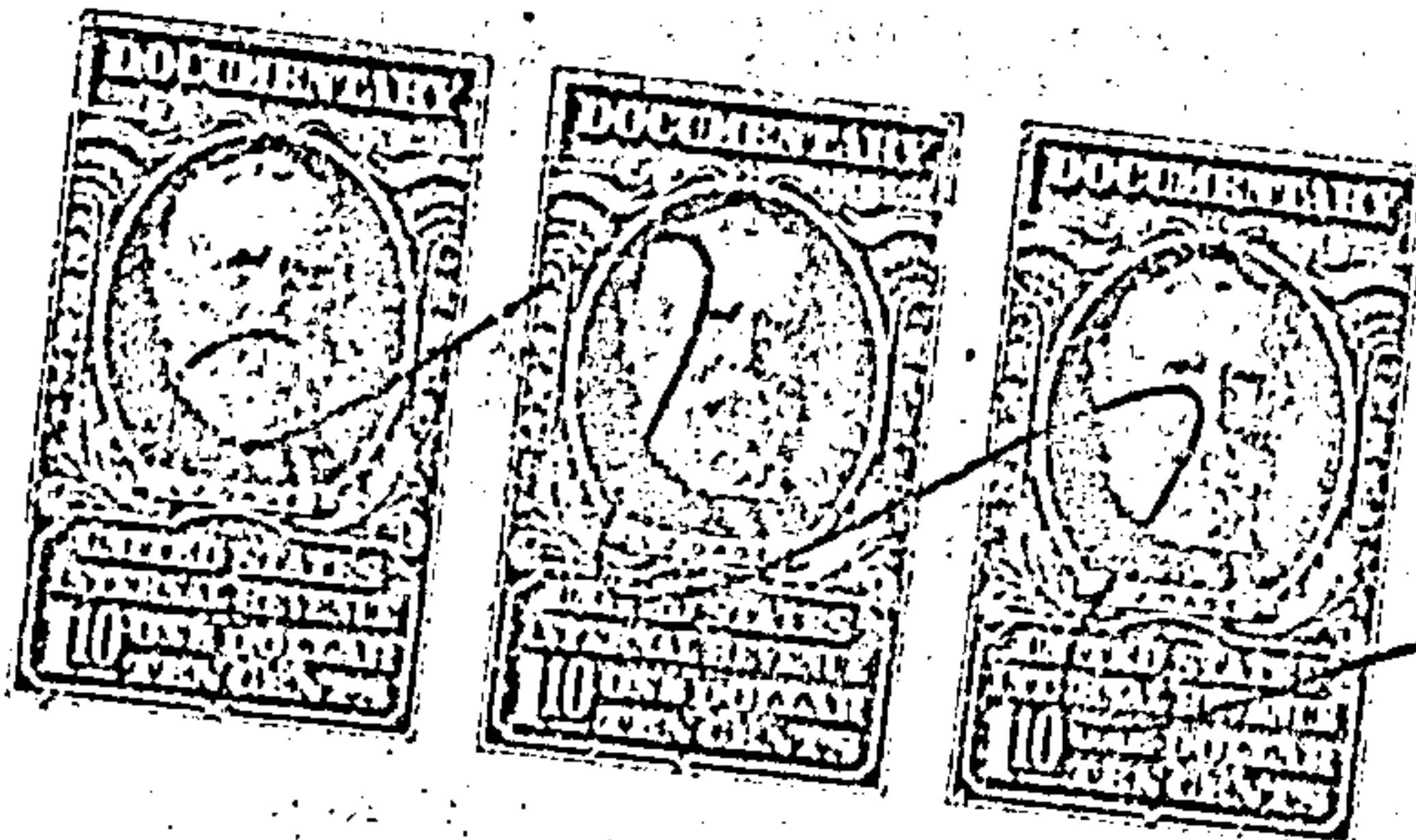
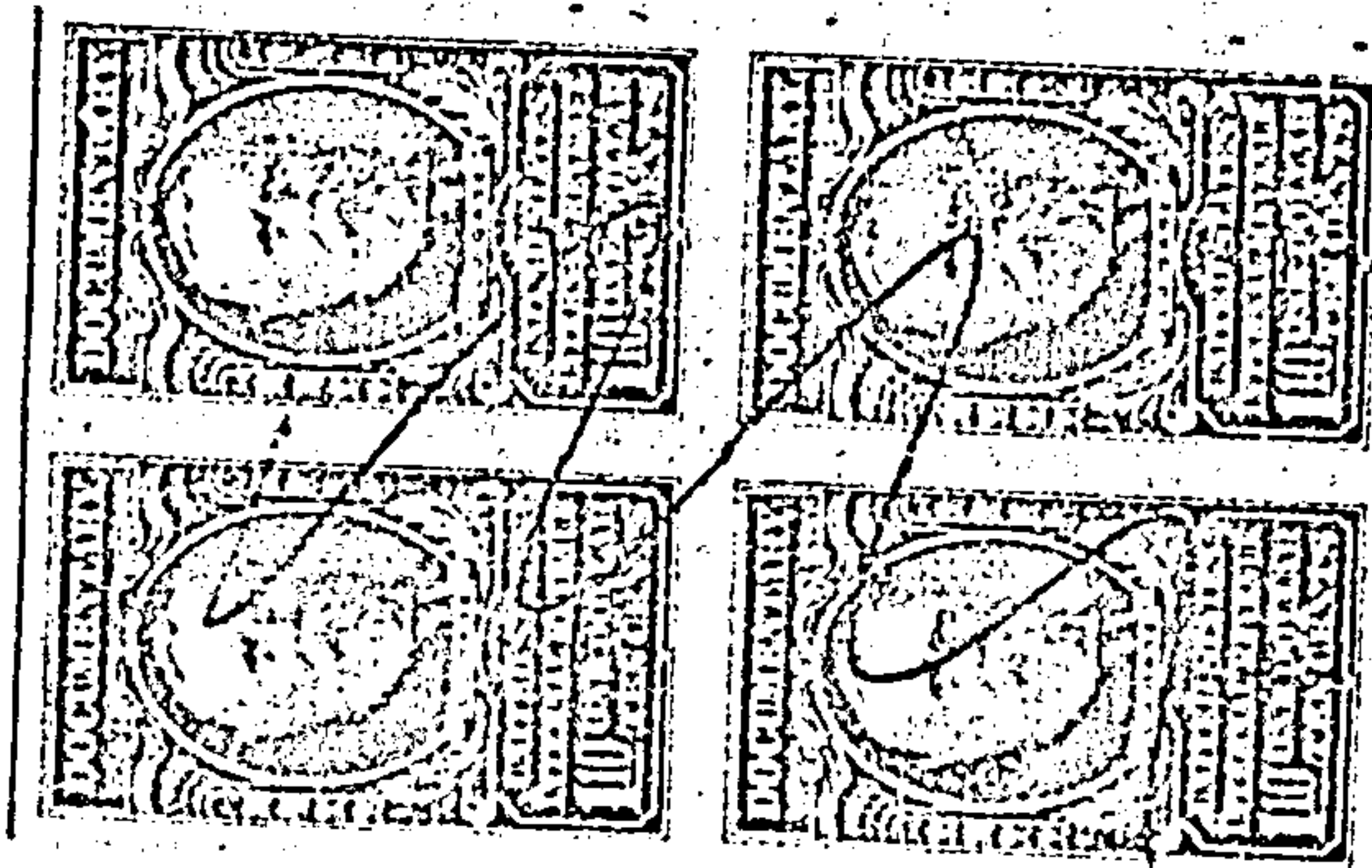
Stella J. Smith, a widow,

do grant, bargain, sell and convey unto the said Sidney M. Bird and wife,
Mavoureen S. Bird,

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

----- Shelby County, Alabama, to-wit:

The west 50 feet of Lot 10,
in Block 274, according to
Dunstan's Map of the Town of
Calera, Alabama.



TO HAVE AND TO HOLD Unto the said Sidney M. Bird and wife,
Mavoureen S. Bird,

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except ad valorem taxes for the current tax year;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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. except those claiming on account of said taxes.

In Witness Whereof, I have hereunto set my hand and seal,
this 15 day of June, 1963.

WITNESSES:

Stella J. Smith (Seal.)
Stella J. Smith
(Seal.)
(Seal.)
(Seal.)

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RETURN TO:

Box 137 (Reverend)

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

145
7.00
7.76
16.15

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

State of ALABAMA
SHELBY ----- COUNTY

I, Warren G. Findley, a Notary Public in and for said County, in said State,
hereby certify that Stella J. Smith, a widow,
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

15 day of June, 1963
Warren G. Findley
Notary Public.

BOOK 226 PAGE 233

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/22 1963
RECORDED & 3.00 MTG. TAX
& 2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corcoran M. Fears
JUDGE OF PROBATE