

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One Hundred and no/100----- DOLLARS

to the undersigned grantors J. H. Kincaid, Jr. & wife, Esther Willie Kincaid

in hand paid by George W. Smith and wife, Mabel Smith

the receipt whereof is acknowledged we the said J. H. Kincaid, Jr. & wife, Esther Willie Kincaid

do grant, bargain, sell and convey unto the said George W. Smith and wife, Mabel Smith

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

SHELBY

County, Alabama, to-wit:

Begin at the Southeast Corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 17, Township 19, Range 2 East, thence North 200 feet to the starting point of the following described tract of land, which is hereby conveyed: Thence in a northerly direction along the west boundary line of State of Alabama Highway No. 63 Right-of-Way 220 feet; thence in a westerly direction 200 feet to a stake; thence in a southerly direction parallel with said Highway 220 feet; thence in an easterly direction 200 feet to the starting point, being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 17, Township 19, Range 2 East.

TO HAVE AND TO HOLD Unto the said George W. Smith and wife, Mabel Smith

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 31 day of August 1963

WITNESSES:

James E. Spates
Es to both signatures

J. H. Kincaid, Jr. (Seal.)
Esther Willie Kincaid (Seal.)
(Seal.)
(Seal.)

227 390

195
145

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.

County.

STATE OF ALABAMA,

JOINT GRANTEEES WITH SURVIVORSHIP

WARRANTY DEED

Warrant

44.1

TO

State of Alabama
Shelby COUNTY

I, James E. Spalte, a Notary Public in and for said County, in said State,
hereby certify that J. H. Kinsaid & wife Esther Nellie Kinsaid
whose names 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 31 day of August 1963
My commission expires June 1964 James E. Spalte As Notary Public

State of
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 _____ 19____
_____ As Notary Public

163 227 122 1963

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10-2-1963
RECORDED & 9 MTG. TAX
& 2.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jambor
JUDGE OF PROBATE