

2860

State of Alabama

Jefferson

County

Know All Men By These Presents,

That in consideration of ONE AND NO/100 ----- DOLLARS
and the assumption of indebtedness secured by ;mortgage hereinbelow referred to

to the undersigned grantor s Kenneth Franklin Cox and wife Ritha M. Cox

in hand paid by James F. Pinckard and wife Gayle Thomas Pinckard

the receipt whereof is acknowledged we the said Kenneth Franklin Cox and wife Ritha M. Cox

do grant, bargain, sell and convey unto the said James F. Pinckard and wife Gayle Thomas Pinckard

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

Shelby

County, Alabama, to-wit:

Lots 14, 15, 16, 17, 18 and 19 in Block 31 according to H. H. Dunston's map of the town of Calera, Shelby County, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

As a part of the consideration for the property herein described, the Grantees, assume and agree to pay the balance of indebtedness secured by mortgage from Brady Buford and wife Helen Annette Buford, in the original amount of \$5,000.00 and recorded in the Probate Office of Shelby County, Alabama in Volume 274 page 926.

TO HAVE AND TO HOLD Unto the said

James F. Pinckard and wife Gayle Thomas Pinckard

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 premises; that they are free from all encumbrances;

we are lawfully seized in fee simple of said exdept as hereinabove mentioned

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 hand s and seal, s

this 27th day of February, 1964

WITNESSES:

Kenneth Franklin Cox (Seal.)

Ritha M. Cox (Seal.)

..... (Seal.)

..... (Seal.)

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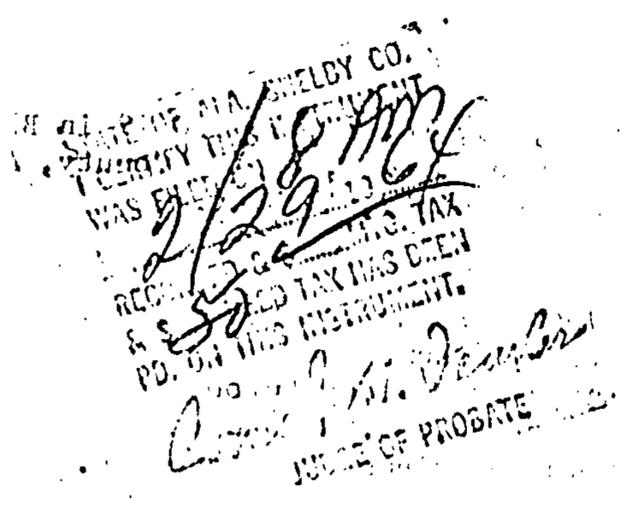
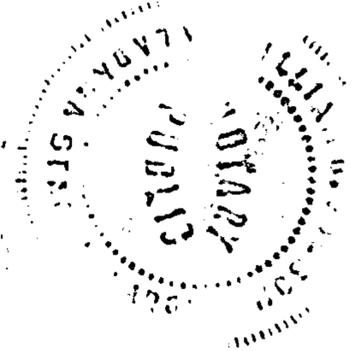
State of Alabama

COUNTY

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Franklin Cox and wife Ritha M. Cox 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 27 day of February 1964

William B. Johnson As Notary Public



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1.85 / 1.97

RETURN TO: _____

TO
KFC
Cox

WARRANTY DEED

JOINT GRANTEEES 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 re-

corded in Volume _____ of Deeds

at page _____, and examined.

Judge of Probate.

THIS FORM FROM
LAND-TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA