

State of Alabama
Shelby County

22 15
Know All Men By These Presents.

DEED

That in consideration of *one dollar & other Consideration* DOLLARS

to the undersigned grantor *Benton McKinney & wife Alma McKinney*
in hand paid by *Roy Mann & wife Sarah Mann*

the receipt whereof is acknowledged *we* the said *Benton McKinney & wife Alma McKinney*
do grant, bargain, sell and convey unto the said *Roy Mann & wife Sarah Mann*

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

Shelby County, Alabama, to-wit:

A parcel of land containing one-fourth (1/4) acre, more or less, located in the SW 1/4 of NW 1/4 of section 27, township 19 south, Range 2 east, and more particularly described as follows:

Commence at a point 640 feet west and 315 feet north of the SE corner of the said SW 1/4 of the NW 1/4; thence run north 105 feet; thence run east 105 feet; thence run south 105 feet; thence run west 105 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said *Roy Mann & wife Sarah Mann*

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 *4* day of *March*, 1964

WITNESSES:

M. L. Sullivan
B. C. Elbi

Benton McKinney (Seal.)
Alma McKinney (Seal.)
(Seal.)
(Seal.)

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TO

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 ~~Ala.~~ Ala. Shelby COUNTY

I, Billy C. Ellis, a Notary Public in and for said County, in said State, hereby certify that Bledsoe McKinney & wife Alma 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 4th day of March 1960. Billy C. Ellis As Notary Public

State of COUNTY

I, do hereby certify that on the day of 19, 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

STATE OF ALA. SHELBY, ALA. I CERTIFY THIS INSTRUMENT WAS FILED ON... 19... RECORDED & \$... MTG. TAX & \$... DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. Conrad M. Jaulier JUDGE OF PROBATE

RETURN TO: JIM WALTER CORP. P. O. BOX 9128 TAMPA 4, FLA.

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