

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

State of Alabama

Shelby

County

6302
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 (\$1.00) and other valuable considerations— DOLLARS

to the undersigned grantors J. A. Dawson & wife, Emily Dawson

in hand paid by G. E. Brasher & wife, Verbalene Brasher

the receipt whereof is acknowledged we the said J. A. Dawson & wife, Emily Dawson

do grant, bargain, sell and convey unto the said G. E. Brasher & wife, Verbalene Brasher

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

Shelby

County, Alabama, to-wit:

Commence at NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East
from said corner run along North boundary line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said section 302 ft.
for point of beginning; thence continue along said boundary line 208.71 ft.; thence
South 208.71 ft.; thence East parallell with North boundary line of said section 208.71
ft.; thence North 208.71 ft. to point of beginning, containing one acre.

TO HAVE AND TO HOLD Unto the said G. E. Brasher & wife, Verbalene Brasher

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 23rd day of November, 1948.

WITNESSES:

McCoy Whitman

J A Dawson (Seal.)

Emily Dawson (Seal.)

(Seal.)

(Seal.)

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State of ALABAMA
JEFFERSON COUNTY

I, McCoy Whitmire a Notary Public in and for said County, in said State, hereby certify that J. A. Dawson & wife, Emily Dawson 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 23rd day of November, 1948.

McCoy Whitmire
Notary Public.

State of ALABAMA
JEFFERSON COUNTY

I, McCoy Whitmire a Notary Public in and for said County, in said State, hereby certify that on the 23rd day of November, 1948 came before me the within named Emily Dawson known to me (or made known to me), to be the wife of the within named J. A. Dawson 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 23rd day of November, 1948.

McCoy Whitmire
Notary Public.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
RECORDED & MTG. TAX
& \$5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. Jewler
JUDGE OF PROBATE