

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One and no/100 (\$1.00) Dollar, Love and affection

~~XXXXXX~~
DOLLARS

to the undersigned grantor John W. Dixon, a widower

in hand paid by John W. Dixon, Florence Dixon Daniel and Marvin G. Daniel

the receipt whereof is acknowledged I the said John W. Dixon, a widower

do grant, bargain, sell and convey unto the said John W. Dixon, Florence Dixon Daniel and Marvin G. Daniel

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

SHELBY

County, Alabama, to-wit:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34,
Township 24, Range 15 East, and run east along south quarter-
quarter line 583 feet; thence north along the west side of
the Adams Ferry Road 210 feet; thence west 100 feet to point
of beginning of land herein conveyed; thence continue west
15 feet; thence north 50 feet; thence east 15 feet; thence
south 50 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said John W. Dixon, Florence Dixon Daniel and Marvin G. Daniel

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;

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.

In Witness Whereof, I have hereunto set my hand and seal,

this 8th day of September 1958

WITNESSES:

Gray Wellington

John W. Dixon (Seal.)
John W. Dixon (Seal.)
(Seal.)
(Seal.)

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State of ALABAMA

JEFFERSON

COUNTY

I, Lowell C. Dotamore

, a Notary Public in and for said County, in said State,

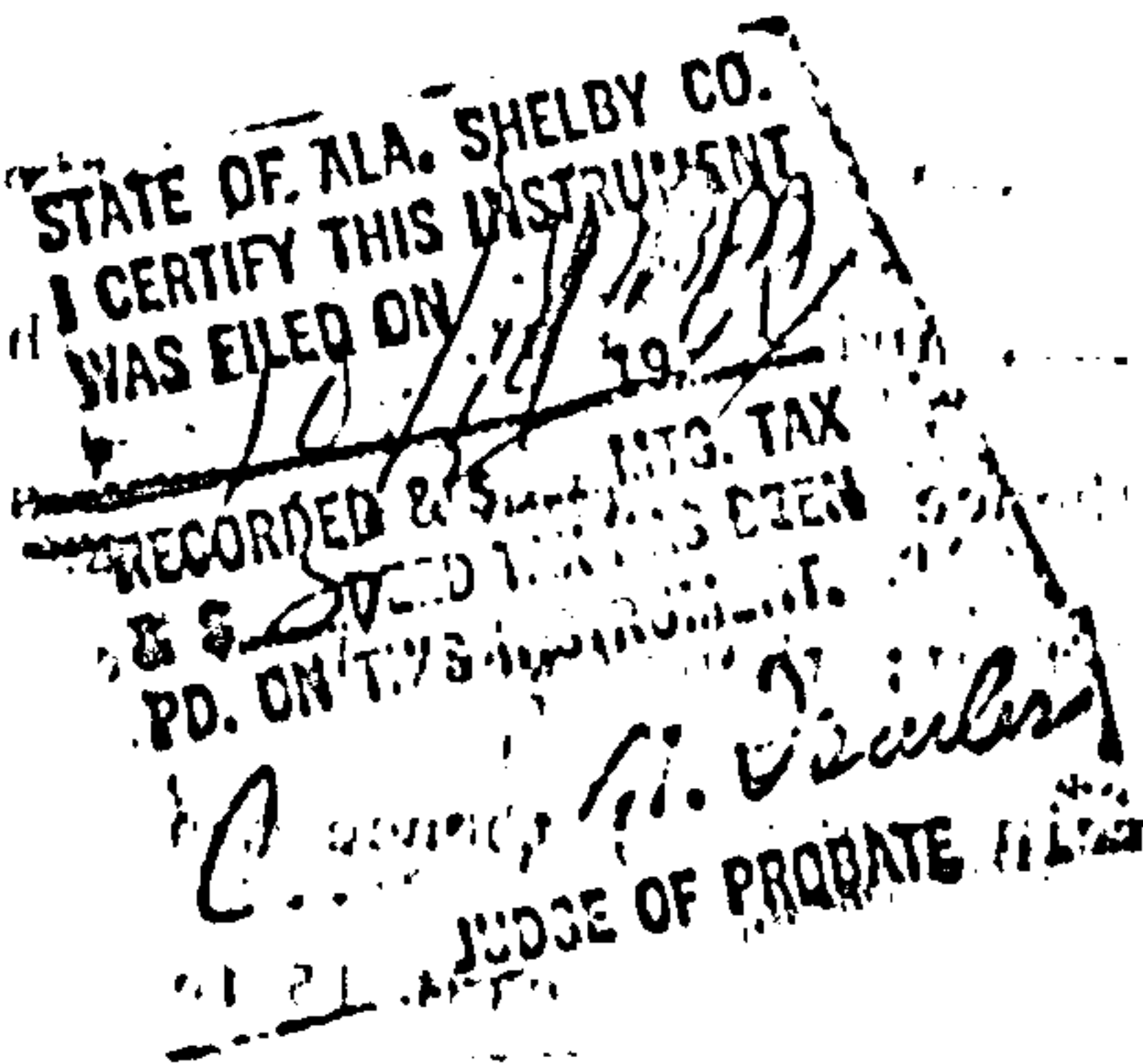
hereby certify that John W. Dixon, a widower

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September

19 58

Lowell C. Dotamore As Notary Public



161
27
57

RETURN TO

John W. Dixon, a widower

TO

John W. Dixon, Florence Dixon Daniel

and Marvin G. Daniel

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