

897

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

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/00 (\$1.00) ----- DOLLARS
and other good and valuable considerations

to the undersigned grantor J. B. Davis

in hand paid by J. B. Davis and wife, Bobbie H. Davis

the receipt whereof is acknowledged I the said J. B. Davis

do I grant, bargain, sell and convey unto the said J. B. Davis and wife, Bobbie H. Davis

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

Shelby County, Alabama, to-wit:

The South 1/2 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, excepting the oil, gas, petroleum and sulphur, together with the privileges as described in deed recorded in Deed Book 127, Page 140, 40 acres of which has been subdivided into lots and streets in a survey called Indian Hills - First Sector and recorded in Map Book 4, Page 81, in the Probate Office of said County.

There is also excepted from this conveyance Lots 1, 11, 14, 18, 20, 21, 22, 23, 24 and 25 and a 50'X50' plot in Lot 6 of said Indian Hills Survey, which said plot contains a well and is so marked and plotted in said survey.

The Grantee herein assumes and agrees to pay that certain mortgage to the Alabama Gas Corporation covering Lot 6 of said Survey, which mortgage is recorded in Volume 285, Page 451, Record of Mortgages, in the Probate Office of said County.

TO HAVE AND TO HOLD Unto the said J. B. Davis and wife, Bobbie H. Davis

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 18th day of December, 1964.

WITNESSES:

J. B. Davis (Seal.)
J. B. Davis (Seal.)
(Seal.)
(Seal.)

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RETURN TO:

TO

J. B. and Bobbie H. Davis

2453 Dolly Ridge Trail

Birmingham 43, Alabama

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUSTS

BIRMINGHAM, ALABAMA

195

State of ALABAMA

JEFFERSON COUNTY

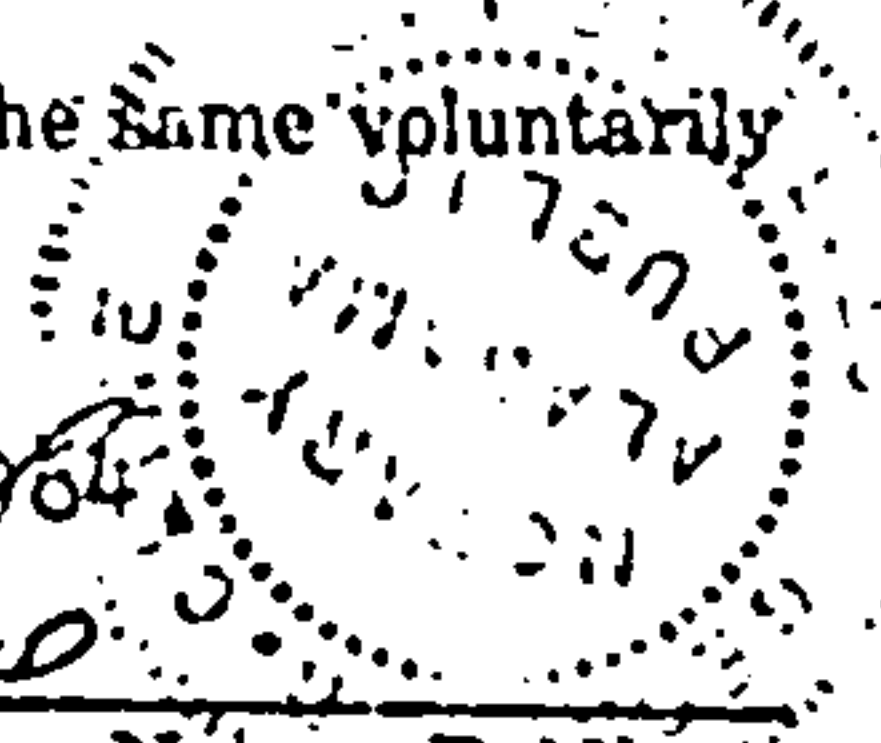
I, The Undersigned Authority a Notary Public in and for said County, in said State, hereby certify that J. B. DAVIS

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 18th day of December 1964

George R. Chero

Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/21/64
1964
RECORDED & \$... MTG. TAX
& \$... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE