

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

State of Alabama

SHELBY

County

3222  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100----

DOLLARS

and other good and valuable consideration hereinafter stated  
to the undersigned grantor Nora Whatley, a widow

in hand paid by Earnest L. Hall and wife, Joyce M. Hall

the receipt whereof is acknowledged I the said Nora Whatley, a widow

do grant, bargain, sell and convey unto the said Earnest L. Hall and wife, Joyce M. Hall

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 intersection of Park Street and Park Avenue, according to Thomas' Addition to the Town of Aldrich, Alabama, as recorded in Map Book 3, page 52 in the Probate Office of Shelby County, Alabama, and run in a Southeasterly direction along the West side of Park Street for 257.20 feet; thence turn an angle of 128 deg. 27' to the right and run Northwesterly for 249.33 feet; thence turn an angle of 113 deg. 58' to the right and run Northeasterly along Park Avenue for 220.25 feet to point of beginning.

Also: From the SW corner of the intersection of Park Street and Park Avenue run Southwesterly along Park Avenue for 220.25 feet to the point of beginning of the land herein described; thence turn an angle of 81 deg. 55' to the left and run Southeasterly for 156.0 feet; thence turn an angle of 89 deg. 23' to the left and run Northeasterly for 98.29 feet; thence turn an angle of 122 deg. 40' to the left and run Northwesterly 135.18 feet to point of beginning.

The above described land being a part of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 19, Township 22 South, Range 3 West.

As a part of the consideration hereof, grantees assume and agree to pay as the same shall become due, the unpaid balance of the mortgaged indebtedness evidenced by that certain mortgage ~~from grantor herein~~ to Shelby County Savings & Loan Association dated February 9, 1963 and recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 281, 254, upon which mortgage grantors certify there is a balance of \$2937.71.

TO HAVE AND TO HOLD Unto the said Earnest L. Hall and Joyce M. Hall

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 30 day of APRIL, 1965.

WITNESSES:

Nora Whatley (Seal.)  
(Seal.)  
(Seal.)  
(Seal.)

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WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

TO

*Leonaat Hall*  
*#1 Monticello*

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, *Grace Glass*

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

hereby certify that

Nora Whatley, a widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30

day of

*April*

1965

*Grace Glass*

Notary Public.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *5/1/65*  
RECORDED & INDEXED  
& \$ *5.00* REC. TAX  
PD. ON THIS INSTRUMENT.  
*H. J. Sanders*  
JUDGE OF PROBATE