

4356

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 TEN AND NO/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor Charles W. Simmons and wife, Betty Simmons

in hand paid by Charles W. Simmons and wife, Betty Simmons

the receipt whereof is acknowledged we the said Charles W. Simmons and wife, Betty Simmons

do grant, bargain, sell and convey unto the said Charles W. Simmons and wife, Betty Simmons

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

Shelby

County, Alabama, to-wit:

The South 15 acres of the NE $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, and more particularly described as follows: Commence at the SW corner of the above described NE $\frac{1}{4}$ - SW $\frac{1}{4}$ for the point of beginning; thence in an easterly direction along the south line of said quarter-quarter run a distance of 1319.6 feet to the SE corner of said quarter-quarter; thence turn an angle of 88° 58' 49" to the left and along the east line of said quarter-quarter for a distance of 495.15 feet; thence turn an angle of 91° 21' to the left for a distance of 1321.01 feet to the west line of said quarter-quarter; thence turn an angle of 88° 48' 49" to the left and along said west line of said quarter-quarter for a distance of 495.15 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Charles W. Simmons and Betty Simmons

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 seals

this 2 day of June, 1965.

WITNESSES:

Vigie M. Sheets

Charles W. Simmons (Seal.)

Betty Simmons (Seal.)

(Seal.)

(Seal.)

TO

W. W. W. W.

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

SHELBY

COUNTY

I, *Margie M. Sheets*, a Notary Public in and for said County, in said State,
hereby certify that Charles W. Simmons and wife, Betty Simmons

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

2 day of June 1965.
Margie M. Sheets

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8/27*
6/12 1965
RECORDED & \$*1.00* REG. TAX
& \$*5.00* SECURED TAX PAID
PD. ON THIS INSTRUMENT.
Charles W. Simmons
JUDGE OF PROBATE