

5163

3000

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One Hundred (\$100.00) and other considerations

DOLLARS

to the undersigned grantor James R. Hobbs and wife, Kathaleen J. Hobbs

in hand paid by Richard Hoyle and wife, Janet C. Hoyle

the receipt whereof is acknowledged we the said James R. Hobbs and wife, Kathaleen J. Hobbs

do grant, bargain, sell and convey unto the said Richard Hoyle and wife, Janet C. Hoyle

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

Shelby County, Alabama, to-wit:

Lot 1 and 2, Block 4 of Pine Hills Subdivision in the Town of Vincent, Alabama as shown by map or plat recorded in Map Book 4 at Page 45 in the Office of the Probate Judge, Shelby County, Alabama.

Conveyed subject to easements and restrictions as shown on map of said subdivision and of record in the Office of the Probate Judge, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Richard Hoyle and wife, Janet C. Hoyle

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 21st day of March, 1966.

WITNESSES:

James H. Shaulkett }
As to each grantor

James R. Hobbs (Seal.)
Kathaleen J. Hobbs (Seal.)
(Seal.)
(Seal.)

SR

BOOK 242 PAGE 53

James R. Hobbs and wife,

Kathaleen J. Hobbs

TO

Richard Hoyle and wife,

Janet C. Hoyle

Richard Hoyle

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby 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 recorded in Volume of Deeds at page , and examined. Judge of Probate.

State of ALABAMA

SHELBY COUNTY

I, *James H. Sharbutt*, a Notary Public in and for said County, in said State, hereby certify that James R. Hobbs and wife, Kathaleen J. Hobbs, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 19 66.

Notary Seal of James H. Sharbutt

James H. Sharbutt As Notary Public

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named 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 the day of 19

As Notary Public

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS DEED WAS FILED IN THE OFFICE OF THE JUDGE OF PROBATE
5-6-66 8AM
R. J. ...
B. 300
PR. OF T. S.

145
3.00
445