

7655

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

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State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Eight Hundred Forty (\$840.00)

DOLLARS

to the undersigned grantors Henry R. Caton and wife, Mildred L. Caton

in hand paid by T. I. Hunnicutt and wife, Mae C. Hunnicutt

the receipt whereof is acknowledged we the said Henry R. Caton and wife, Mildred L. Caton

do grant, bargain, sell and convey unto the said T. I. Hunnicutt and wife, Mae C. Hunnicutt

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

Shelby

County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East, Shelby County, Alabama and run thence South along the East line of said Forty a distance of 841 feet to a point and said point being the point of beginning of the lot herein conveyed; thence continue South along the East line of said Forty a distance of 197 feet to a point; thence run West a distance of 275 feet to a point on the East R/W line of Caton Drive; thence run Northeasterly along the East R/W line of said Caton Drive North 70 East a distance of 200 feet to a point; thence run East a distance of 251 feet to the East line of said Forty and also to the point of beginning. Said parcel of real estate being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East, Shelby County, Alabama and containing 1.2 acres, more or less.

TO HAVE AND TO HOLD Unto the said T. I. Hunnicutt and wife, Mae C. Hunnicutt

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 30th day of July, 1966.

WITNESSES:

James H. Sharbutliff
As to each grantee

Henry R. Caton (Seal.)

Mildred L. Caton (Seal.)

(Seal.)

(Seal.)

Henry R. Caton and wife,

Mildred L. Caton

TO

T. L. Hunnicutt and wife,

Mae C. Hunnicutt

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 re-
corded in Volume of Deeds
at page , and examined.

Judge of Probate.

State of ALABAMA

TALLADECA COUNTY

I, James H. Sharbutt, a Notary Public in and for said County, in said State,
hereby certify that Henry R. Caton and wife, Mildred L. Caton
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 30th day of July, 19 66.

My Commission expires March 31, 1970

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 CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-6 1966

RECORDED & \$ MTG. TAX

\$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE