

500.00

1893

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED. JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama }
Shelby County }

Know All Men By These Presents.

That in consideration of One and 00/100 (\$1.00) DOLLARS
and other valuable consideration

to the undersigned grantors J. L. Capps and wife, Ida Lee Capps

in hand paid by S. M. Bird, Jr. and wife, Patricia Ann Bird

the receipt whereof is acknowledged we the said J. L. Capps and wife, Ida Lee Capps

do grant, bargain, sell and convey unto the said S. M. Bird, Jr. and wife,
Patricia Ann Bird

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

Shelby County, Alabama, to-wit:

The NW 1/4 of the NE 1/4 of Section 11, Range 13 East, except 10 acres in the Southeast corner thereof; and all of the W1/2 of the SE 1/4 of Section 2, Range 13 East, except that parcel of land sold by J. L. Capps and wife to Mark E. Barnett as shown in Deed Book 174, on page 92, in the office of the Judge of Probate of Shelby County, Alabama, and said exception being described as follows: Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 2, Township 24, Range 13, East, and run East along the North line of said forty acres for a distance of 421.5 feet for a point of beginning: Run thence in a Southeasterly direction 166.5 feet; run thence in an Easterly direction 171 feet; run thence North 56 feet; run thence East 96 feet; run thence North 113 feet, more or less, to the North boundary line of said forty; run thence West along the said North line of said forty to the point of beginning, and containing 1 acre, more or less, said acre being enclosed by a fence and improved with a three-room house and a log barn. All of the above described lands in Sections 2 and 11, and in Township 24, Range 13 East, Shelby County, Alabama. Excepted from the above 1/2 interest in mineral and mining rights heretofore reserved by The Federal Land Bank of New Orleans.

TO HAVE AND TO HOLD Unto the said S. M. Bird and wife, Patricia Ann Bird

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; subject to an easement for a transmission line as set out in deed to Alabama Power Company, dated July 24, 1936, and recorded in Vol. 101, page 182, in the Probate Office of Shelby County; 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 seal,
this 17th day of December, 1966.

WITNESSES:

Arthur L. Lane
May C. Lane

J. L. Capps (Seal.)
Ida Lee Capps (Seal.)
____ (Seal.)
____ (Seal.)

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State of ALABAMA

SHELBY COUNTY

I, J. Sherill Hancock, a Notary Public in and for said County, in said State, hereby certify that J. L. Capps and wife, Ida Lee Capps 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 17th day of December 1966
J. Sherill Hancock As Notary Public



STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/23/66

RECORDED & \$ 5.00 MTG. TAX

\$ 5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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RETURN TO:

J. L. Capps and wife,

Ida Lee Capps

TO

S. M. Bird, Jr. and wife,

Patricia Ann Bird

P.O. Drawer 27 - Calera

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

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.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

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