

2750.00

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 LOVE & AFFECTION & the sum of One & no/100 DOLLARS and assumption by grantees of that mortgage from grantors herein to Federal Land Bank of New Orleans, dated 12/12/56, recorded in Probate Office of Shelby County, Ala. in Mortgage Book 240, p. 511.
to the undersigned grantors John H. Hughes and wife, Laura Hughes

in hand paid by E. B. Hughes and wife, Geneva Hughes

the receipt whereof is acknowledged we the said John H. Hughes and Laura Hughes

do grant, bargain, sell and convey unto the said E. B. Hughes and Geneva Hughes

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

SHELBY

County, Alabama, to-wit:

The NE¹/₄ of the NE¹/₄, Section 7, Township 21, Range 1 East.

Except the following lots which have been previously sold by grantors:

Except lot described as: Begin at the intersection of the north line of the Old Columbiana Road with said section 7, and run north 70 yards; West 70 yards; South 70 yards; and East 70 yards to the point of beginning.

except

Also/lot described as: Begin at the SW corner of NE¹/₄ of NE¹/₄, Section 7, Township 21 South, Range 1 East, on the South right of way line of Alabama Highway No. 25, and run thence Northeasterly along the South boundary of said right of way 575 feet to a point; thence turn an angle of 90 deg. to the right and run thence 454 feet to the South boundary of said Quarter Quarter section; thence Westerly along the South boundary of said Quarter Quarter Section 700 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD Unto the said E. B. Hughes and Geneva Hughes

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.

Whereof, we have hereunto set our hands and seal, July, 1961.

WITNESSES:

John H. Hughes (Seal.)
Laura Hughes (Seal.)
(Seal.)
(Seal.)

STATE OF ALABAMA)
SHELBY COUNTY)

I, Lanice Brasher, a Notary Public in and for said County, in said State, hereby certify that John H. Hughes and Laura Hughes 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 3rd day of July, 1961.

S/ Lanice Brasher, Notary Public