

6208

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 and the sum of ONE AND NO/100 DOLLARS

to the undersigned grantor s D. W. Smith and wife, Lydia Smith

in hand paid by Jerry L. Smith and wife, Sue Smith

the receipt whereof is acknowledged we the said D. W. Smith and Lydia Smith

do grant, bargain, sell and convey unto the said Jerry L. Smith and Sue Smith

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

Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 7, Township 21 South, Range 2 East and run West along the South line of said Section a distance of 809.75 feet to the point of beginning; thence continue in the same direction along an old fence row a distance of 150.0 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 120.0 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 150.0 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 120.0 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Jerry L. Smith and Sue Smith

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 seal,

this 17th day of August, 1961.

WITNESSES:

D. W. Smith (Seal)
(D. W. Smith)
Lydia Smith (Seal)
(Lydia Smith)
_____(Seal)
_____(Seal)

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PAGE

RETURN TO:

At 1304 1312

Alvin 314X

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

141-
195-

State of
SHELBY

ALABAMA
COUNTY

I, *Lanice Brasher*

a Notary Public in and for said County, in said State,

hereby certify that D. W. Smith and wife, Lydia Smith

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 August

, 1961.

Lanice Brasher

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1967 AUG 19 AM 8:14

U.C.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE