

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 One dollar and other considerations----- DOLLARS

to the undersigned grantors Floyd Howard and Ethel Howard

in hand paid by James Leon Wilson and wife, Frances H. Wilson

the receipt whereof is acknowledged we the said Floyd Howard and wife, Ethel Howard

do grant, bargain, sell and convey unto the said James Leon Wilson and wife, Frances H. Wilson

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

SHELBY County, Alabama, to-wit:

A part of Northwest Quarter of Northeast Quarter of Section 11, Township 18, Range 1 East, described as follows: Begin at a point on the west line of the Northwest Quarter of the Northeast Quarter of Section 11, Township 18, Range 1 East, which is 210 feet North of Southwest corner of said forty acres, thence runs North along the West line of said Northwest Quarter of Northeast Quarter to Northwest corner of Northwest Quarter of Northeast Quarter, thence East 210 feet along said Northwest Quarter of Northeast Quarter line. Thence South parallel with the West line of said forty acres to a point 210 feet North of the South line of said Northwest Quarter of Northeast Quarter of Section 11, Township 18, Range 1 East, thence West 210 feet to the point of beginning, containing 5 acres, more or less.

TO HAVE AND TO HOLD Unto the said James Leon Wilson and wife, Frances H. Wilson

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 hand and seal,
this 28th day of October, 1967

WITNESSES:

251
Francis Warren
as to each signature

Floyd Howard (Seal.)
Ethel Howard (Seal.)
(Seal.)
(Seal.)

RETURN TO:

Frances H. Warren
James Lee Wilson
TO

462 1/2 Bell Road
Birmingham, Ala. 35245

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

1.00
1.45
2.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, Frances Warren a Notary Public in and for said County, in said State, hereby certify that Floyd Howard and wife, Ethel Howard 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 28th day of October, 1967.

Frances Warren

Notary Public.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1968 FEB -8 AM 9:06

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Candace M. Barber
JUDGE OF PROBATE

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