

9736

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

Jefferson

County

Know All Men By These Presents.

That in consideration of one and no/100***** DOLLARS, and other valuable considerations, all of which is fully paid, except the mortgage described below,

to the undersigned grantor Estelle Black Bean

in hand paid by William Harbin Nix and Jon Pool Nix

the receipt whereof is acknowledged we the said Estelle Black Bean and husband, Robert Aubrey Dean,

do grant, bargain, sell and convey unto the said William Harbin Nix and wife, Jon Pool Nix,

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

Shelby

County, Alabama, to-wit:

Part of the north half of the Northwest Quarter of the Northwest Quarter of Section 14, Township 21, South, Range three, west, described as follows; All that portion that lies south of Maylene Public Road right of way and west of the easement of the Plantation Pipe Line Company, excepting right of way of the Plantation Pipe Line Company.

Grantor represents that the property described above fronts approximately 146 feet on the south line of the Maylene Road, and extends in a southerly direction 663 feet, more or less. This tract is slightly wider at the southern end than at the northern end.

The grantor, Estelle Black Bean, is the same identical person as the grantee, Estelle Black, to whom this property was conveyed.

This conveyance is subject to the following: Rights claimed by Alabama Power Company under instruments recorded in Deed Book 101, page 84 and Deed Book 126, page 167; Rights claimed by Plantation Pipe Line Co. through instrument recorded in Deed Book 112, page 284; Rights claimed by Shelby County through instrument recorded in Deed Book 216, page 559.

This conveyance is subject to mortgage executed by Estelle Black and husband, Glenn A. Black, to F. Boschen Daniel, and recorded in Volume 504, page 79. Grantees assume and agree to pay this mortgage indebtedness.

TO HAVE AND TO HOLD Unto the said William Harbin Nix and wife, Jon Pool Nix, 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; except as set out above, and except taxes for 1968, which grantees assume and agree to pay;

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.

The balance owed on the mortgage debt is \$3,186.33.

In Witness Whereof, we have hereunto set our hand s and seal, s

this 29th day of March, 1968.

WITNESSES:

F. Boschen Daniel

Estelle Black Bean (Seal.)
Estelle Black Bean

Robert Aubrey Dean (Seal.)
Robert Aubrey Dean

(Seal.)

617
252

State of Alabama

Jefferson

COUNTY

I, F. Bozeman Daniel

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

hereby certify that Estelle Black Dean and husband, Robert Aubrey Dean, 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 29th day of March 19 68

F. Bozeman Daniel As Notary Public

F. BOZEMAN DANIEL
ATTORNEY-AT-LAW
1000-314 AVE., SOUTH
BIRMINGHAM 6, ALABAMA

March 29, 1968.

Mr. and Mrs. William Harbin Nix,
P.O. Box 356,
Biluria, Alabama.

Dear Mr. and Mrs. Nix:

This is to certify that you may prepay in part or in whole, without penalty or premium, that certain mortgage covering the property you are today buying from Mrs. Estelle Black Dean.

Yours very truly,

F. Bozeman Daniel

252 618

RETURN TO

Estelle Black Dean and husband,

Robert Harbin Dean,

TO

William Harbin Nix and wife,

P.O. Box 356

Jon Pool Nix

Shelby

35144

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.

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

1.50

1.45

2.95

Judge of Probate.

REC'D APR 11 1968

Filed Jan 1, 50

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA