

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Hundred Fifty and no/100 (\$250.00) DOLLARS

to the undersigned grantor William T. Bailey and wife Bobby J. Bailey

in hand paid by Thomas. Vernon and wife Elise Lee Vernon

the receipt whereof is acknowledged we the said William T. Bailey and wife Bobby T. Bailey

do grant, bargain, sell and convey unto the said Thomas. Vernon and wife Elise Lee Vernon

as joint tenants, with right of survivorship, the following described real estate; situated in SE¹/₄ of the NE¹/₄ of Section 23, of Twp. 21, S of Range 3 West Shelby County, Alabama, to-wit:

A certain parcel of land and a two (2) room wood frame house situated in the SE¹/₄ of the NE¹/₄ of Section 23, Township 21, South, of Range 3 West, more particular described as follows:

" Begin at the NW corner of said 40 acre tract and run East along the northern boundary of the 40 acre tract 75 feet;
thence South, perpendicular to said northern boundary 210 feet;
thence West parallel to said northern boundary 75 feet to the Western boundary of said 40 acre tract;
thence north along said western boundary 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Thomas Vernon and wife Elise Lee Vernon 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 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 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 hand and seal,

036 this 27 day of October

WITNESSES:

X William T. Bailey (Seal.)

(Seal.)

X Bobby J. Bailey (Seal.)

(Seal.)

253

Karl

TO

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.

State of

Shelby

COUNTY

I, Ex officio J.P., a Notary Public in and for said County, in said State, hereby certify that William T. Bailey and wife Bobby J. Bailey whose name 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of October 1961.

Ex officio J.P. As Notary Public
My commission expires 1/14/63

State of

Shelby

COUNTY

I, Ex officio J.P., a Notary Public in and for said County, in said State, do hereby certify that on the 28 day of October, 1961, came before me the within named Bobby J. Bailey known to me to be the wife of the within named William T. Bailey who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 27 day of October 1961.

Ex officio J.P. As Notary Public
My commission expires 1/14/63

STATE OF ALABAMA, SHELBY CO.
RECORDED
Deed Tax: \$0
10/27/61 15 10 13

730 253 037