

1754

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 Thirty-one Hundred (\$3,100.00) DOLLARS

to the undersigned grantor Charles O. Bailey, an unmarried man,

in hand paid by Harry C. Johnson and wife, Dorothy D. Johnson

the receipt whereof is acknowledged I the said Charles O. Bailey, an unmarried man,

do grant, bargain, sell and convey unto the said Harry C. Johnson and wife, Dorothy D. Johnson

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

SHELBY County, Alabama, to-wit:

SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 19, Range 2 East;

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes for year 1969 and subsequent years.
2. Plantation Pipe Line Company easements dated November 17, 1951, recorded in Deed Book 113, page 65, dated February 24, 1942, recorded in Deed Book 113, page 153 and dated April 3, 1968, recorded in Deed Book 252, page 593.

TO HAVE AND TO HOLD Unto the said Harry C. Johnson and wife, Dorothy D. Johnson

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as above noted:

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 30th day of January, 1969.

WITNESSES:

Charles O. Bailey (Seal)
Charles O. Bailey (Seal)
(Seal)
(Seal)

100-237

RETURN TO:

TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

350
485
495

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
JEFFERSON COUNTY }

I, Carmen C. Wood

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

hereby certify that Charles O. Bailey

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30th

day of

January, 1968

Carmen C. Wood

Notary Public.

STATE OF ALABAMA, COUNTY OF CO.
NOTARY PUBLIC
RECEIVED
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U.S.C. FILE NUMBER OF
REC. BK. & PAGE AS SHOWN ABOVE

CONFIDENTIAL

NOTARY OF PUBLIC

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