

2387

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One Thousand and No/100 -----DOLLARS

to the undersigned grantor Sibyl Harris

in hand paid by U. G. Grady and wife, Ruby Grady

the receipt whereof is acknowledged I the said grantee

do grant, bargain, sell and convey unto the said U. G. Grady and wife, Ruby Grady

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

Shelby

County, Alabama, to-wit:

A tract or parcel of land described as commencing at the Northeast corner at an iron stob of the lot formerly known as the T. G. Sanders' lot and running North 50 feet to the point of beginning of the lot herein conveyed, which point is situated on the West margin of a road running Northerly from State Highway #25; thence Northerly along the west margin of said road 50 feet to an iron stake; thence Westerly 202 feet to an iron stake; thence Southerly 50 feet to an iron stake; thence Easterly 202 feet to an iron stake to point of beginning, and being a part of the East one-half of Fractional Southeast Quarter of Section 20, Township 22, Range 2 West, and upon which lot is situated a four room frame dwelling, and which is the same property conveyed to C. H. Trucks, by R. L. Merrell and wife, Willard Merrell, by warranty deed on June 24, 1952, recorded in Deed Book 155, Page 483, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said U. G. Grady, and wife Ruby Grady

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;

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 15th day of March, 1969.

WITNESSES:

Sibyl Harris (Seal.)

_____ (Seal.)

855
257

State of ALABAMA

SHELBY

COUNTY

I, Janette Littleton

herby certify that Sibyl Harris
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, had executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March 19 69

Janette Littleton As Notary Public

Notary Public, State of Alabama at Large
My Commission Expires January 1, 1972
Bonded by U. S. & A. G.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
Reed Tapp 1.00
1969 MAY - 8 AM 10:35
REC. DR. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conservatorship

RETURN TO 257 E 830
Sibyl Harris
TO
U. G. Grady and wife,
Ruby Grady
P.O. 423 Calera 35040

WARRANTY DEED

JOINT GRANTEEES 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 1.00, and examined
1.45
2.45 Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA