

1563

STATE OF ALABAMA

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of One dollar (\$1.00) and other valuable considerations--DOLLARS

to the undersigned grantors W.A. Rogers and wife, Josephine Rogers

in hand paid by W.A. Rogers and wife, Josephine S. Rogers

the receipt whereof is acknowledged we the said W.A. Rogers and wife, Josephine Rogers

do grant, bargain, sell and convey unto the said W.A. Rogers and wife, Josephine S. Rogers

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

Shelby County, Alabama, to-wit:

Lot #16 of Caleraiana Farms, being a plot of land, fronting approx 165 feet on Highway 25, containing 6 acres of land more or less, and being approx 2 miles east of Calera, Ala. Said property delivered subject to Utility easements, rights of ways and etc.

TO HAVE AND TO HOLD Unto the said W.A. Rogers and wife, Josephine S. Rogers

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 ourselveand 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 s and seal,

this 28th day of February, 1970.

WITNESSES:

Harry L. Huxley  
\_\_\_\_\_  
\_\_\_\_\_

W.A. Rogers (Seal.)  
Josephine Rogers (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)

128  
201

Return to: \_\_\_\_\_

TO

*W.A. Rogers*  
*Pl 264 319*  
*Celler 8/95-0d.*

**WAR RANTY 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 \_\_\_\_\_, and examined.

\_\_\_\_\_  
Judge of Probate.

**STATE OF** Alabama

Shelby

**COUNTY**

I, Warren G. Findley, a Notary Public in and for said County, in said State,  
hereby certify that W.A. Rogers and wife, Josephine Rogers  
whose name s 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 28 day of February, 19 70.

*Warren G. Findley*  
Warren G. Findley  
State-at-Large

My commission expires 11-25-71

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*W.A. Rogers*  
1970 MAR -2 PM 4:04  
U.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Cons. of Probate*  
JUDGE OF PROBATE