

This instrument prepared by:

Name:

Address:

*Kenneth L. Mullins
Helena*

1632
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

145
5.00
6.45 pd

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY.

State of Alabama

Shelby

County

Known All Men By These Presents,

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

to the undersigned grantor B. H. Minshew and wife Norma Louise Minshew

in hand paid by Kenneth L. Mullins and wife Irene S. Mullins

the receipt whereof is acknowledged we the said B. H. Minshew and wife Norma Louise Minshew

do grant, bargain, sell and convey unto the said Kenneth L. Mullins and wife Irene S. Mullins

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

Shelby County, Alabama, to-wit:

Lots one (1) and two (2) in Block two (2) Mullins addition to Helena, Ala. as mapped and surveyed by J. R. McMillen and recorded in the Probate Judge office in Columbiana, Shelby County, Alabama.

Lots in the South West corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West in Shelby County, Alabama on the East side of the Helena and Montevallo Road. All Mineral rights are hereby reserved.

Also Lot one (1) in Block one (1) more fully described as being in the South-East SE $\frac{1}{4}$ of the North-East NE $\frac{1}{4}$ Sec 21, Township 20, Range 3 West as per J. R. McMillen map of Mullins Addition to Helena, Alabama. with mineral rights reserved. ~~RECORDED IN THE OFFICE OF THE CLERK OF THE PROBATE COURT IN COLUMBIANA, ALABAMA~~

TO HAVE AND TO HOLD Unto the said Kenneth L. Mullins and wife Irene S. Mullins

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 our hands and seal,

this day of February, 1970

WITNESSES:

X *B. H. Minshew* (Seal.)

X *Norma Louise Minshew* (Seal.)

(Seal.)

(Seal.)

State of Alabama

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that B. H. Minshew and wife Norma Louise Minshew 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of February

1970

Notary Public

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

INDEX OF DEEDS

STATE OF ALABAMA
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BOOK

RETURN TO

TO

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, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA