

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Seven Hyndred & Fifty & No/100 (\$750.00) and other good and Valuable consideration DOLLARS

to the undersigned grantor W. C. and Frances Woodruff

In hand paid by William A and wife, Jeanette Singleton and William L and wife, Patsy Singleton

the receipt whereof is acknowledged We the said W. C. and wife Frances Woodruff

do grant, bargain, sell and convey unto the said William A and wife Jeanette Singleton and William L and wife, Patsy Singleton

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

Shelby County, Alabama, to-wit:
Begin at the southeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, and run thence north along the east line of said forty acres 615 feet; thence run west and parallel with the south line of said forty acres 495 feet; thence run south and parallel with the east line of said forty acres 615 feet to the south line thereof; thence run east along the south line of said forty acres 495 feet to the point of beginning, being 7 acres, more or less.

Also an easement described as commencing at the point where the center of a branch intersects the south line of the Florida Short Route Highway in the southerly portion of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, the branch being situated on said Harry Hughes property and from said center line of branch, run along the South line of said Florida Short Route west a distance of 51 feet to the center line of a 25 foot easement, described as follows; Said center line begins as aforesaid and runs south 37 deg. 30 min. east 507 feet; thence south 5 deg. 30 min. west to a point where the same intersects the north line of the above described 7 acres; together with the right to have constructed an electric power line along the westerly side of said 25 foot easement from the point where said 25 foot easement intersects said power line so that the power line shall then run south and along said 25 foot easement until it intersects the north line of the above said 7 acres.

TO HAVE AND TO HOLD Unto the said William A and wife, Jeanette Singleton and William L, and wife Patsy Singleton

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 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 & seal,

this 21st day of March 1970

WITNESSES:

Frances Woodruff (Seal.)

W. C. Woodruff (Seal.)

(Seal.)

(Seal.)

State of Alabama

Shelby

COUNTY

I, Roy L. Grantham, a Notary Public in and for said County, in said State, hereby certify that W. O. and wife, Frances Woodruff, 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, They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March

Roy L. Grantham
Notary Public
My Commission Expires 9-21-73

REC. BK. & PAGE
Cordell & Co.
JUDGE OF PROBATE
1970
10-23-70
10:53
1.00

RETURN TO: BOOK 261 PAGE 641

W. O. Woodruff and wife

Frances Woodruff

TO

William A. and Jeanette Singleton

and

William L. and Patsy Singleton

C. B. 20

WARRANTY DEED

JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA

245

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 recorded in Volume of Deeds at page and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA