

For

Record

3142

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

per mtg 313-982

WARRANTY DEED. JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Thousand Nine Hundred and No/100 (\$2900.00) DOLLARS

to the undersigned grantor Emil Menold and wife, Ruby Menold

In hand paid by Clyde Layton, Jr. and wife, Sharron Layton

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Clyde Layton, Jr. and wife, Sharron Layton

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 beginning at the NE corner at an iron stob of the lot formerly known as the T. G. Sanders lot and run thence Northerly along the west margin of a road leading northerly from Highway No. 25, 50 feet to an iron stake which marks the NE corner of a lot conveyed to C. H. Trucks; thence westerly along the south boundary of the C. H. Trucks lot 202 feet to an iron stake; thence Southerly 50 feet to an iron stake; thence Easterly to point of beginning, being a part of the E $\frac{1}{2}$ of Fractional SE $\frac{1}{4}$ of Section 20, Township 22, Range 2 West.

TO HAVE AND TO HOLD Unto the said Clyde Layton, Jr. and wife, Sharron Layton

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 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 2nd day of May, 1970

WITNESSES:

291
PAGE
262
BOOK

Emil Menold (Seal.)
Ruby Menold (Seal.)
(Seal.)
(Seal.)

State of ALABAMA
SHELBY COUNTY

I, Carlene R. Hadaway, a Notary Public in and for said County, in said State, hereby certify that Emil Menold, and wife, Ruby Menold Layton, whose name are 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, is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 1970

Carlene R. Hadaway As. Notary Public

Notary Public, State of Alabama at Large
My Commission Expires December 1, 1973
Bonded by U. S. F. & G.

REC'D & FILED IN SHOWN ABOVE
U.C.C. FILE NUMBER 18
CONFIDENTIAL
MAY - 8 AM 11:11
STATE OF ALA. SHELBY CO.
CLERK'S OFFICE
THIS INSTRUMENT WAS FILED
MAY - 8 AM 11:11

145
3/10
4/15/72
50
1971

RETURN TO: BOOK 262 PAGE 292

Emil Menold and wife,

Ruby Menold

TO

Clyde Layton, Jr. and wife

Sharon Layton

Emil Menold

WARRANTY DEED

JOINT GRANTEE 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 recorded in Volume of Deeds at page, and examined.

Judge of Probate:

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA