

2180

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration (\$1.00) DOLLARS

to the undersigned grantor Benjamin P. and Lorraine Nichols

in hand paid by Roy L. and Evelyn T. Grantham

the receipt whereof is acknowledged We the said Benjamin P. and Lorraine Nichols

do hereby grant, bargain, sell and convey unto the said Roy L. and Evelyn T. Grantham

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

Shelby

County, Alabama, to-wit:

Lot 42, according to the survey of Property Line Map of Siluria Mills, prepared by Joseph A. Miller, Reg. engineer on October 5, 1965 and being more particularly described as follows;. Begin at the intersection of the Northerly right of way line of Third Ave. West and the Westerly right of way line of Mill Street. Said right of way lines as shown of the map of dedications of Streets and easements, in the town of Siluria, Alabama; thence run Northerly along said right of way line of Third Ave. West for 136;94 feet; thence 91 degrees 50 minutes 4 seconds left and run Northwesterly for 147;06 feet; thence 85 degrees 37 minutes 31 seconds left and run Southwesterly for 136;25 feet; thence 93 degrees 50 minutes 25 seconds left and run Southeasterly for 153;08 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
03/22/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Roy L. and Evelyn T. Grantham

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 hands and seal,

this 19th day of March 1971

WITNESSES:

Benjamin P. Nichols (Seal.)

X Lorraine Nichols (Seal.)

(Seal.)

(Seal.)

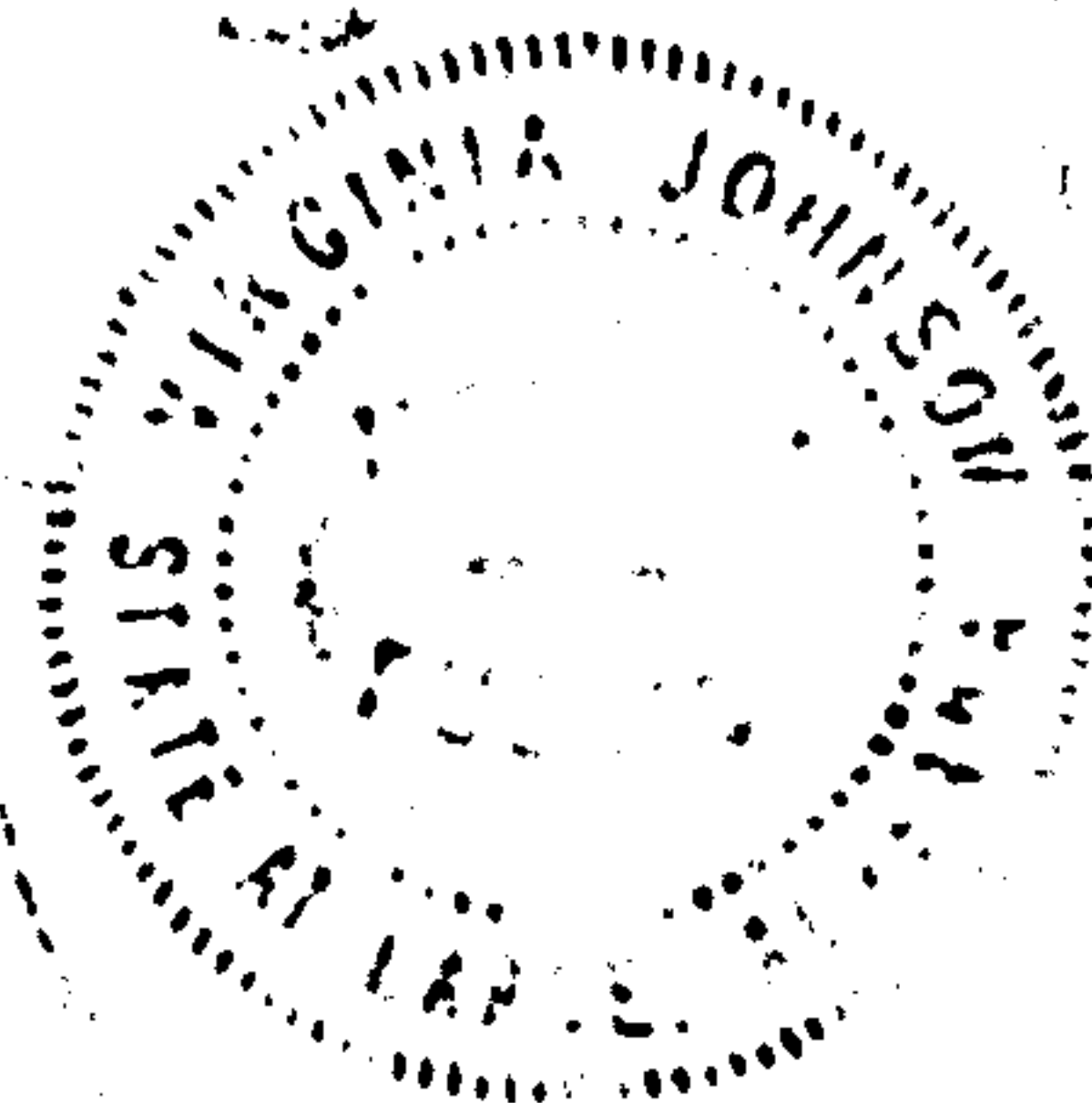
BOOK 266 PAGE 748

Welby

COUNTY

Given under my hand and official seal this 19 day of March 1971

~~History~~ Public



19710322000010760 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/22/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHILOH CO.
 COUNTY CLERK
 I HEREBY CERTIFY THIS
 INSTRUMENT WAS FILED
Deer Day - 50
 1931 MAR 22 AM 8:54
 U.C.C. FILE NUMBER OR
 REC. BK. & PAGE AS SHOWN ABOVE

266 - 749

RETURN TO:

TO

21 May 2058 *S. Lurcott*

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**

19..... at

19

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100

o'clock.....M, and was duly re-

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Recorded in Volume.....of Deeds

lume.

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name **and examined.**

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page

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA