

This instrument prepared by:
Name: Frank Donaldson, Attorney at Law 2436
Address: Helena, Alabama

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY.

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Twelve Hundred (\$1200.00) DOLLARS

to the undersigned grantor Rudolph England

in hand paid by Herman Jenkins, Jr. and wife, Barbara Jenkins

the receipt whereof is acknowledged we the said

Rudolph England and wife, Vera England

do grant, bargain, sell and convey unto the said

Herman Jenkins, Jr. and wife, Barbara Jenkins

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

Shelby County, Alabama, to-wit:

Lot 5 and S 1/2 Lot 4, Block 7, in the Town of Helena, Alabama according to map of Helena by Joseph Squire, as recorded in the Office of Judge of Probate of Shelby County, Alabama. Said property is more particularly described as follows: Commence at the SW corner of Lot 5 and run North along Third Street a distance of 75 feet; thence run East 172 feet to the West line of Branch Alley; thence run South along West line of Branch Alley 78 feet; thence run West 195.2 feet to point of commencement, being part of SW 1/4 of NW 1/4, Section 15, Township 20, R3W.

19710408000013190 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Herman Jenkins, Jr. and wife, Barbara Jenkins

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 1970 taxes excepted,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal,

this 5th day of APRIL 1971.

WITNESSES:

Rudolph England (Seal.)

(Seal.)

Vera England (Seal.)

(Seal.)

BOOK 267 PAGE 69

State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rudolph England and wife, Vera England, 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 5th day of April 19 71.
Frank W. Donderson As Notary Public



19710408000013190 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE COURT
INSURANCE DEPARTMENT
REC. BK. & FILE AS SHOWN ABOVE
1971 APR - 8 PM 2:36
Need paid 1.50
JUDGE OF PROBATE

RETURN TO: BOOK 267 PAGE 70

Rudolph England, et ux

Vera England

TO

Herman Jenkins, Jr., et ux

Box 222 Helena
Barbara Jenkins

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 re-
corded in Volume of Deeds

at page 150, and examined.

295 Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA