

2838

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred dollars

DOLLARS

to the undersigned grantor<sup>s</sup> Clarence Swann and wife Lucy Swann

in hand paid by Eva Swint, Mike Swint and Phillip Swint.

the receipt whereof is acknowledged that the said Clarence Swann and wife Lucy Swann

do es grant, bargain, sell and convey unto the said Eva Swint, Mike Swint and Phillip L. Swint.

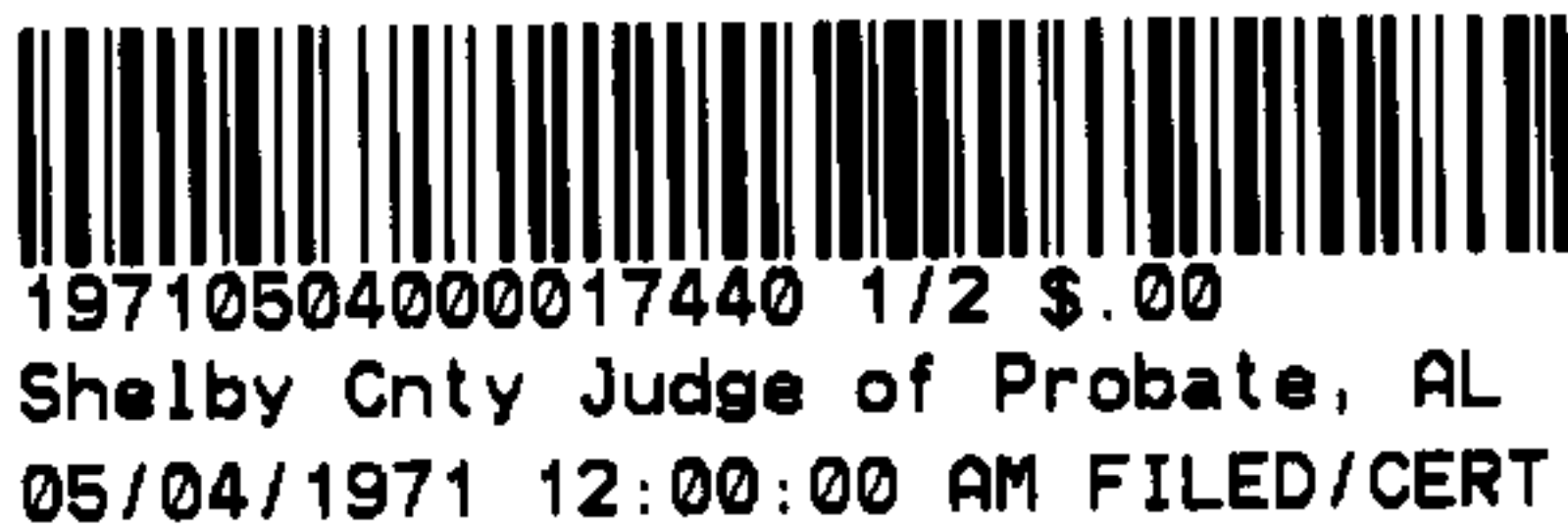
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Beginning 77 feet from the Southwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 22, South range 4 West, thence running due East 200 feet, thence due North 220 feet, thence in a Northwesterly direction 200 feet, thence South 200 feet East and West to point of beginning.

Also begin at the SE corner of the above property and run East 180 feet, thence North 120 feet, thence West 180 feet, thence Southwest 77 feet to point of beginning, being a part of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 22, South range 4 West.



TO HAVE AND TO HOLD Unto the said Eva swint, Mike Swint and Phillip L. Swint,

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 ourselve 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<sup>s</sup> and seal, s

This 2nd day of March 1968

WITNESSES:

Clarence Swann (Seal.)

Lucy Swann (Seal.)

(Seal.)

(Seal.)

230  
237

RETURN TO:

Clarence Swann

Lucy Swann

Rt 1 Box 57 Maxwell

TO

Eva Swint, Mike Swint and

Phillip L. Swint.

## WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP



19710504000017440 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/04/1971 12:00:00 AM FILED/CERT

195

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama }  
Shelby COUNTY }

I, L. E. Shaw, Justice Of The Peace, a ~~Notary Public~~ in and for said County, in said State, hereby certify that Clarence Swann and wife Lucy Swann, whose name sare 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 2nd day of March 1968

Justice Of The Peace

~~Notary Public~~

STATE OF ALA. SHELLEY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1971 MAY -4 PM 10:52

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

Confidential

JUDGE OF PROBATE

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