

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP
UNIVERSAL PRINTING COMPANY.

State of Alabama
SHELBY County

5258 Know All Men By These Presents.

That in consideration of One (\$1.00) ----- DOLLARS
and other good and valuable consideration and for the purpose of creating a
deed with right of survivorship,
to the undersigned grantors Tom Quinn and wife, Bessie M. Quinn
in hand paid by Tom Quinn and wife, Bessie M. Quinn
the receipt whereof is acknowledged we the said Tom Quinn and wife, Bessie M. Quinn
do grant, bargain, sell and convey unto the said Tom Quinn and wife, Bessie M. Quinn
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Begin at a rock corner at the N.E. corner of A.M.E.
Methodist Church Lot in Helena, Alabama, and run north
along the west side of Helena and Acton dirt road
Eighty feet to a certain Post Oak Tree at the South-
east corner of the Bunion Cobb Estate lot, thence run
West along the South side of said lot One Hundred and
Seventy feet, more or less to the West side of land
line of J.D. Ruffins Coal land, to-wit: the NW 1/4 of NW 1/4
Sec. 15, Tn. 20, Range 3 West, thence run South along
said land line Eighty feet (80), thence run East One
Hundred and Seventy-five feet, more or less to point
of beginning, lying and being in the NE 1/4 of NW 1/4
of Section 15, Township 20, Range 3 West.

Coal rights excepted.

19711006000042000 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/06/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Tom Quinn and wife, Bessie M. Quinn,
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; except as shown above

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 6 day of August, 1970.

WITNESSES:

Tom Quinn (Seal.)
Bessie M. Quinn (Seal.)
(Seal.)
(Seal.)

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State of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tom Quinn and wife, Bessie M. Quinn, 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

6 day of August 1970.

Frank W. Conde As Notary Public

19711006000042000 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/06/1971 12:00:00 AM FILED/CERT

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

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 OCT - 6 AM 10:26

BOOK 270 PAGE 320

1215 Bessie Quinn
50 P.O. Box 201
TURN TO 1795 PL Helena

Tom Quinn, et ux

TO

Tom Quinn, et ux

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

o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA