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Shelby Cnty Judge of Probate, AL
11/29/1971 12:00:00 AM FILED/CERT

FORM 27-A—WARRANTY DEED, JOINT GRANTEE WITH SURVIVORSHIP

Printed and for Sale by Office Outfitters Company

State of Alabama

SHELBY

County

6143

Know All Men By These Presents,

That in consideration of ONE AND NO/100 DOLLARS
and other consideration

to the undersigned grantor Frank Overton and wife Serena Overton

in hand paid by O.D. Frank Overton and wife, Hatty Overton and Denver L. Overton and
wife Pearl Overton

the receipt whereof is acknowledged we the said Frank Overton and wife, Serena Overton

do hereby grant, bargain, sell and convey unto the said O.D. Frank Overton and wife, Hatty Overton
and Denver L. Overton and wife, Pearl Overton

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

Shelby County, Alabama, to-wit:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 10, Township 18, Range 1, described as follows:

Begin at the Northwest corner of the last named forty; thence East along the North
line of said forty 210 feet; thence South and parallel with the West line of said
forty 420 feet; thence West and parallel with the North line of said forty 210 feet
to the West line of said forty; thence North along the West line of said forty 420
feet to point of beginning. Situated in Shelby County, Ala. Said land in Range 1 E.

All of the land lying on the South side of the Leeds-Vincent Road, of that certain
trace of land conveyed to A.D. Whitfield by J.M. Whitfield by deed dated 10-2-14,
and recorded in Deed Record Book 56 at Page 502, containing thirty acres more or less.
Said thirty acres being on the south side of the Leeds-Vincent Road of the following
described tract; The N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ and the S. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
Sect. 10, TS 18, Range 1 E. except 3-3/4 acres in S.E. Corner of N.E. $\frac{1}{4}$ of S.E. $\frac{1}{4}$
and 3 acres more or less sold to M.O. Johnson and 1 acre more or less sold to E.B.
Whitfield, containing 69 acres more or less.

Also 3 acres off N.E. one and a quarter of the South one and a quarter and the South
one half of the South East quarter of the North East quarter. Sec. 10, TS 18, Range 1,
East, except three and three quarters acres in South East corner of the North quarter
of South East, containing three acres more or less. This being 3 acres as follows:
Commencing at the Second branch, beginning with highway back to first branch, one
hundred and forty yards enclosed. Then south one hundred and five yards, then East
one hundred and forty yards, then back No. to starting point, containing 3 acres more/

TO HAVE AND TO HOLD Unto the said O.D. Frank and Hatty Overton and or less.
Denver L. and Pearl Overton

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 hand s and seal,

this 1st day of October, 1971.

WITNESSES:

Frank Overton (Seal.)

Serena Overton (Seal.)

(Seal.)

(Seal.)

BOOK 271 PAGE 270

TO
O. Frank Overton
Rt 1 Box 50
Sterrett Ala 35147

WARRANTY DEED

JOINT GRANTEES 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, and examined

Judge of Probate.

1.45-

3.00

4.45

pd cut



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State of ALABAMA

SHELBY

COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,
hereby certify that Frank Overton, whose name is 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October 1971.

Evelyn H. Walker As Notary Public

State of ALABAMA

SHELBY

COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,
do hereby certify that on the 1st day of October, 1971, came before me the within named Serena Overton, known to me to be the wife of the within named Frank Overton, who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 1st day of October 1971.

Evelyn H. Walker As Notary Public

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 NOV 29 AM 8:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad J. [illegible]
JUDGE OF PROBATE