

State of Alabama

Shelby

County

7836

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE

DOLLARS

to the undersigned grantors Betty Jo Troxell and husband Edward W. Troxell

in hand paid by Billy Benton and wife Matilda Benton

the receipt whereof is acknowledged the said grantors

do grant, bargain, sell and convey unto the said grantees

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

Shelby

County, Alabama, to wit:

a parcel of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20, Range 3 West, Shelby County Alabama Being more particularly described as follows:

Commence at the SW corner of the above mentioned forty and run thence North 45 degrees East 460 feet to a point; thence North 35 degrees East 210 feet to the point of beginning of the herein described 1 acre tract; thence run North 10 degrees West 197 feet to a point; thence run North 80 degrees East 221 feet to a point; thence run South 10 degrees East 197 feet to a point; thence run South 80 West 221 feet to the point of beginning, Containing 1 acre more or less

Also running with this instrument is a 20 foot right of way road to be used by the grantees for the purpose of ingress and egress.

Said road lying and being on the Grantor's Estate and running County Highway # 17

TO HAVE AND TO HOLD Unto the said

19770415000035140 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/15/1977 12:00:00AM FILED/CERT

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 have lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that they 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 31st day of March, 1977

WITNESSES:

Clara A. Higgins

Betty Jo Troxell (Seal.)

Edward W. Troxell (Seal.)

(Seal.)

(Seal.)

WARRANTY DEED
JOINT WITH RIGHT OF 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.

TO



19770415000035140 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/15/1977 12:00:00AM FILED/CERT

State of Alabama

Shelby

County

I, the undersigned a Notary Public in and for said County, in said State,

hereby certify that Betty Jo Troxell and husbana Edward W. Troxell
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 off cial seal this 31st. day of March, 1977

Amos Taylor Jr.
my Comm Expires 7/28/79 Notary Public.

State of Alabama

County

I, , a NOTARY PUBLIC

in and for said County, in said State, hereby certify that on the day of , 19 ,
came before me the within named known to me (or made
known to me), to be the wife of the within named
who, being examined separate and apart from the husband touching her signature to the within
acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on
the part of her husband.

In witness whereof, I hereunto set my hand, this day of , A.D. 19 .

Notary Public.

RETURN TO:
JIM WALTER HOMES, INC.
P.O. BOX 22601
TAMPA, FLORIDA 33622

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

77 APR 15 AM 9:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax .50
Rec 3.00
1.00
4.50