

1394

**GENERAL WARRANTY DEED JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. W. P. Powers, Jr.

(Address) Route One, Box 45

Wilsonville, AL 35186

This instrument was prepared by

✓ William P. Powers

P.O. Box 1626

Columbiana, AL 35051

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Four Thousand and No/100's (24,000.00) **DOLLARS** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Roy J. Chisolm and wife, Estelle B. Chisolm, (whose name appears herein solely for the purpose of extinguishing the dower rights, if any, she may have in said property conveyed and who has previously conveyed her interest in said property) herein called grantors, do grant, bargain, sell and convey unto William P. Powers, Jr. and wife, Rubye Cain Powers, (herein called **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot Number Five (5), of Block One, Columbiana Homes, Inc., Subdivision of the Town of Columbiana, Alabama, as the same appears of record in the Probate of the Town of Columbiana, according to the map as recorded in map book three (3) at page 82 in the office of the Judge of Probate of Shelby County, Alabama.

Said property conveyed is subject to restrictive conveyance which is shown in Deed Book 142 at page 258.

Taxes shall be prorated between the Grantors and Grantees.

It is intended to convey that certain property conveyed to Roy J. Chisolm by S. T. Herren, and wife, Lorene Herren, by Deed dated September 21, 1959, and recorded in Deed Book 222 at page 479 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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And I or we do for myself or ourselves and for my or our heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am or we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I or we have a good right to sell and convey the same; that I or we will and my or 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, I or we have hereunto set my or our hands and seals, this 25th day July, 1984.

WITNESS:

Roy J. Chisolm (Seal)
Roy J. Chisolm
Estelle B. Chisolm (Seal)
Estelle B. Chisolm

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy J. Chisolm and wife, Estelle B. Chisolm, whose name or names is or are signed to this conveyance, who is or are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance Roy J. Chisolm and wife, Estelle B. Chisolm, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day July A.D., 1984.

Eva D. Mooney
Notary Public

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

1984 JUL 25 PM 4:22

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Deed TAX 24.00
Rec 5.00
Jud 1.00
30.00

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