

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Hundred and No/100's (\$200.00)-----DOLLARS

to the undersigned grantor Ethel Tyce, a widow,

in hand paid by Max R. Schultz and wife, Lillian D. Schultz,

the receipt whereof is acknowledged I the said Ethel Tyce, a widow,

do grant, bargain, sell and convey unto the said Max R. Schultz and wife, Lillian D. Schultz,

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

Shelby County, Alabama, to-wit:

Twenty (20) acres on the North side of that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, lying West of the Shelby Iron Company's railroad, now known as the Louisville & Nashville Railroad, being all that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 22, Range 1 West lying West of the Louisville & Nashville Railroad which is bounded on the South by property presently owned by the Grantees, and being the same property formerly conveyed by George Knight and wife, Willie Knight, to W. M. Tyes in February, 1929, as shown by deed recorded at page 340 of Deed Book 132, Office of Judge of Probate of Shelby County, Alabama.

The Grantor expressly warrants that she is the widow of Eddie Tyce who died intestate while a resident of Shelby County, Alabama, on December 23, 1956; that said Eddie Tyce never had any children; that the father of said Eddie Tyce, namely W. M. Tyce, who was also known as W. M. Tyes, and the mother of said Eddie Tyce each predeceased said Eddie Tyce; that said Eddie Tyce had no brothers or sisters, he being the only child ever born of said W. M. Tyce.

TO HAVE AND TO HOLD Unto the said Max R. Schultz and wife, Lillian D. Schultz,

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee-simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal,

this 9th day of August, 1962.

WITNESSES:

Ethel Tyce- (Seal.)

(Seal.)

(Seal.)

(Seal.)

45
BOOK 287 PAGE 145

TO

M. R. DeLuca
P.O. 667
Calhoun

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

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

50
145
1.95



19710407000013010 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1971 12:00:00 AM FILED/CERT

State of ALABAMA

SHELBY

COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State,
hereby certify that Ethel Tyce, a widow,
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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of

August, 1962

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named 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 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 day of

19

As Notary Public

U.C.C. FILE NUMBER R3
REC. BK. & PAGE AS SHOWN ABOVE

Consent to File

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 APR -7 PM 3:41
W. R. DeLuca

46
PAGE
267
BOOK