

WARRANTY DEED

\$1.10 Federal Stamps Canceled on
this Deed. #644

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 (1.00) Dollars and other valuable considerations to the undersigned grantor Ruby B. Holliman in hand paid by Martin L. Pruitt and wife, Alice R. Pruitt the receipt whereof is acknowledged we, the said Ruby B. Holliman and husband, C. R. Holliman do grant, bargain, sell and convey unto the said Martin L. Pruitt and wife, Alice R. Pruitt as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the 24.2 acres lying South of the Pumpkin Swamp Road in the Northeast Quarter (NE $\frac{1}{4}$)

of the Southwest Quarter (SW $\frac{1}{4}$) of Section 21, Township 19, Range 1 East, more particularly described as beginning on the East line of said tract where it touches the South line of the Pumpkin Swamp Road; thence in a Southwesterly direction along the South line of said road 332.1 feet for a point of beginning; thence South 500 feet; thence West 300 feet; thence North to the South line of the Pumpkin Swamp Road; thence in a Northeasterly direction along the South line of said road to the point of beginning.

Said property is sold and conveyed subject to a mortgage thereon for \$1375.00 made by the Grantors herein to Della Swanson, dated October 28, 1947, and filed for record in the Probate Office of Shelby County, Alabama. The debt secured by said mortgage, exclusive of interest thereon, is now reduced to the principal sum of \$1355.83. As a part of the consideration herefor, the Grantees herein shall execute and deliver to the Grantor, Ruby B. Holliman, a purchase money second mortgage, conveying said property, to secure payment of the balance of the purchase price due for this conveyance, amounting to \$938.42.

Said property is sold and conveyed subject to the statutory right of redemption outstanding by reason of a foreclosure of first mortgage on October 28, 1947 at which foreclosure Grantor became the purchaser of said property.

TO HAVE AND TO HOLD Unto the said Martin L. Pruitt and wife, Alice R. Pruitt 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, excepting the above mentioned first mortgage and taxes for 1948, 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.

Warranted subject to 1948 taxes and the first mortgage above mentioned.

In Witness Whereof, we have hereunto set our hands and seal, this 13th day of November, 1947.

Witnesses:

Mrs. Ruby B. Holliman (Seal)

C. R. Holliman (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Rob't M. Montgomery a Notary Public in and for said County, in said State, hereby certify that Ruby B. Holliman and husband, C. R. Holliman 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 13th day of November, 1947.

Rob't M. Montgomery

Notary Public

NOTARIAL SEAL

STATE OF ALABAMA

JEFFERSON COUNTY

I, Rob't M. Montgomery, a Notary Public in and for said County, in said State, hereby certify that on the 13th day of November, 1947 came before me the within named Ruby B. Holliman known to me (or made known to me), to be the wife of the within named C. R. Holliman 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 13th day of November, 1947.

Rob't M. Montgomery

NOTARIAL SEAL

Notary Public

I, L. C. Walker, Judge of Probate of Shelby County certify that the foregoing Deed was filed for record in this office on the 14 Nov., 1947 at 8:00 A.M. and recorded in Deed Book 130 page 564 on the 1 Day of December, 1947.

L. C. Walker

Judge of Probate

STATE OF ALABAMA

SHELBY COUNTY

I hereby certify that
None Privilege Tax
has been paid on the within
Instrument as required by
law.

L. C. WALKER,

Judge of Probate