

1852

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

H.G.W.

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

That in consideration of One Hundred Dollars and other good and valuable considerations

to the undersigned grantors Richard B. Kiker and Lucy Kiker

in hand paid by Hans H. Eckmann and Astrid O. Eckmann

the receipt whereof is acknowledged we the said Richard B. Kiker and wife, Lucy Kiker

do grant, bargain, sell and convey unto the said Hans H. Eckmann and Astrid O. Eckmann

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

Shelby

County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South of Range 2 West, more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South of Range 2 West, thence North 2 deg 45' West along the West line of said Section 1345 feet to the Southwest line of the right of way line of U. S. Highway 31, thence South 61 deg 45' East and along said line of said Highway 158 feet; thence South 56 deg 45' East 70 feet; thence South 50 deg 45' East 70 feet; thence South 44 deg 15' East 70 feet; thence South 40 deg 15' East 70 feet; thence South 38 deg 45' East 722.8 feet; thence South 46 deg 45' West 144.5 feet; thence South 38 deg 35' East 306 feet; thence South 46 deg 45' West 274.5 feet to the South line of the NW $\frac{1}{4}$ of Section 31, thence North 89 deg 15' West and along the South line of said Quarter Section 615.5 feet to point of beginning, containing 17.75 acres more or less. Situated in Shelby County, Alabama.

This property is conveyed subject to the unpaid balance in amount of \$3897.72 on that certain mortgage recorded in Vol. 219, page 433, in the Probate Office of Shelby County, Alabama, executed by grantors herein to Jefferson Federal Savings & Loan Association.

TO HAVE AND TO HOLD Unto the said Hans H. Eckmann and Astrid O. Eckmann

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.

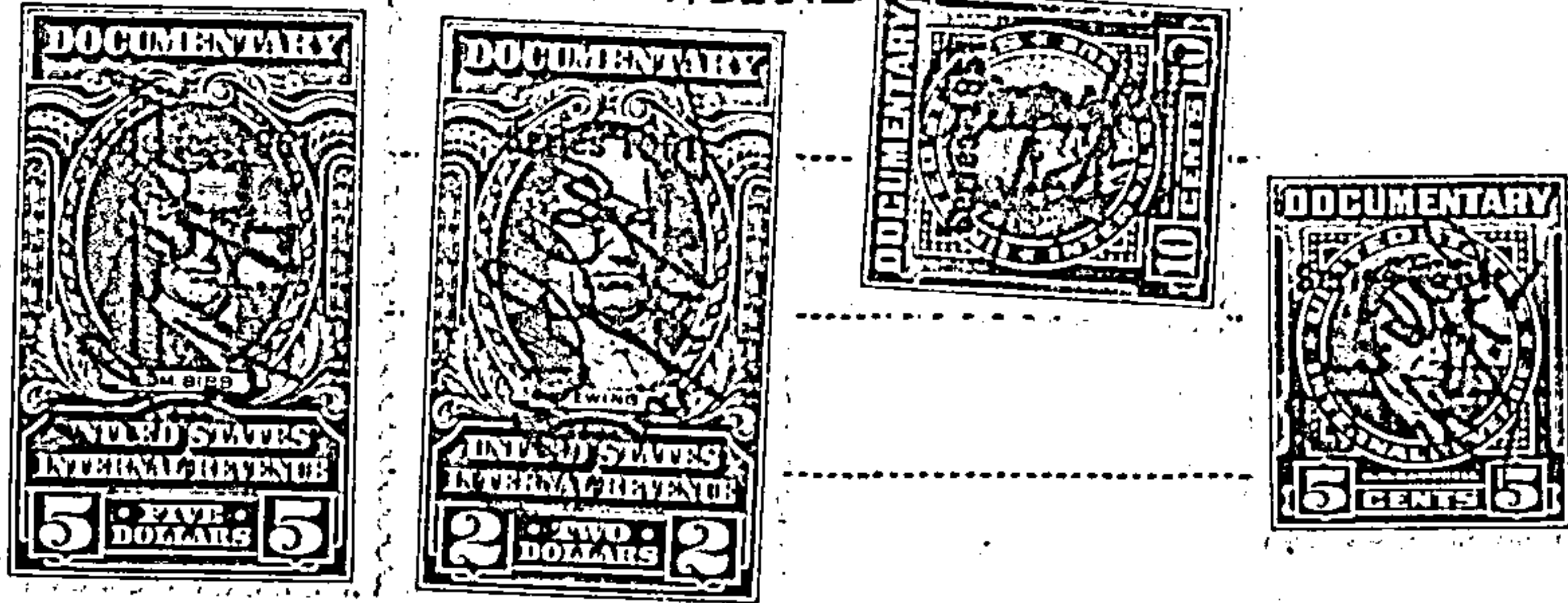
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated and taxes for the current year.

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 hands and seal,

this 5TH day of February, 1952

WITNESSES



Richard B. Kiker (Seal.)
Richard B. Kiker
Lucy Kiker (Seal.)
Lucy Kiker
(Seal.)

State of Alabama
Jefferson COUNTY

NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA
I hereby certify that
the foregoing conveyance
has been duly recorded
and the mortgage tax
has been paid.

BOOK 151 PAGE 263

I, R. D. Hanby a Notary Public in and for said County, in said State,
hereby certify that Richard B. Kiker
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of February, 1952.

R. D. Hanby
Notary Public.

State of California
Alameda COUNTY

I, *Bette C. Jacob* a Notary Public in and for said County, in said State,

hereby certify that on the 5th day of February, 1952 came before me
the within named Lucy Kiker known to me
(or made known to me), to be the wife of the within named Richard B. Kiker

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 5th day of February, 1952.

Bette C. Jacob
Notary Public.

STATE OF California)
Alameda COUNTY)

I, *Bette C. Jacob* a Notary Public in and for said County,
in said State, hereby certify that - Lucy Kiker whose name is signed
to the foregoing conveyance, and who is known to me, acknowledged before
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 5th day of February, 1952.

Bette C. Jacob
Notary Public.

Filed in the office of the Probate Judge on the 14 day of Feb 1952 at 8 o'clock P M
and recorded in Book 151 Page 262 this 20 day of Feb 1952
Deed Tax 6.50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate