

1492 \$ 3.85 Federal Stamp

BOOK 157 PAGE 535

6M-7-50
REVISED 2-46

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

State of Alabama }
SHELBY County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and no/100 (\$3,500.00) - - - - -DOLLARS

to the undersigned grantor, Hattie Blankenship Long

in hand paid by Curtis Merchant and Tab Merchant

the receipt whereof is acknowledged we the said Hattie Blankenship Long and husband,
George Long

do grant, bargain, sell and convey unto the said Curtis Merchant and Tab Merchant

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

Shelby County, Alabama, to-wit:

A certain tract of land comprising one acre, situated in the SW 1/4 of NE 1/4, Section 3, Township 24, Range 12 East, more particularly described as follows:

Begin at a point 30 feet north of the centerline of Alabama State Highway No. 36; which point is 90 degrees East 98 feet from Southern Bell Telephone Company's Pole No. 1540 and 40 feet West of the East line of the SW 1/4 of NE 1/4 of said Section 3, and from said point of beginning, which is on the North line of the right of way of said highway above mentioned, thence run in a westerly direction along the North margin of the right of way of said highway 210 feet, thence North 4 degrees 30 minutes West 210 feet, thence North 88 degrees East 210 feet, thence South 4 degrees 30 minutes East 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Curtis Merchant and Tab Merchant,

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.

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 31st day of January, 1953.

WITNESSES:

.....
.....
.....

Hattie Blankenship Long (Seal.)
Hattie Blankenship Long
..... (Seal.)
George Long
George Long (Seal.)
..... (Seal.)

State of ALABAMA }
SHELBY COUNTY }

I, Lilla Juzan a Notary Public in and for said County, in said State,
hereby certify that Hattie Blankenship Long and husband, George Long
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 31st day of January, 1953.

Lilla Juzan

Notary Public.

State of _____ }
_____ COUNTY }

I, _____ a Notary Public in and for said County, in said State,
hereby certify that on the _____ day of _____ 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 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 _____ day of _____

Notary Public.

Filed in the office of the Probate Judge on the 31 day of Jan. 1953 at 11 o'clock *A* M
and recorded in *Deed* Book 157 Page 535 this 3 day of Feb 1953.
Deed Tax 3.50 Mortgage Tax _____ has been paid.

L.C. Walker, Judge of Probate