

3679

\$ 60.00

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor J. E. Groce and wife, Mattie M. Groce

in hand paid by Edwin L. Joiner and Martha B. Joiner

the receipt whereof is acknowledged we the said J. E. Groce and wife, Mattie M. Groce

do grant, bargain, sell and convey unto the said Edwin L. Joiner and Martha B. Joiner

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

Shelby

County, Alabama, to-wit:

One acre of land in southwest corner of Fractional Section 23, Township 22, Range 1 West described as follows: Begin at the southwest corner of Fractional Section 23, Township 22, Range 1 West and run north 3 degrees 30 minutes west along section line 210 feet; thence north, 85 degrees 45 minutes east, 210 feet; thence south, 3 degrees 30 minutes east, 210 feet to section line; thence south 85 degrees 45 minutes west, 210 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Edwin L. Joiner and Martha B. Joiner

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 4th day of April, 1953.

WITNESSES:

J. E. Groce (Seal.)
Mattie M. Groce (Seal.)
Martha B. Joiner (Seal.)
(Seal.)

State of Alabama }
Franklin COUNTY }

I, Walter Denton, a Notary Public in and for said County, in said State, hereby certify that J. E. Groce and wife, Mattie M. Groce 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 4th day of ~~May~~ June 19 53

Walter Denton As Notary Public

State of
Franklin COUNTY }

I, Walter Denton, a Notary Public in and for said County, in said State, do hereby certify that on the 4th day of April, 19 53, the within named Mattie M. Groce to be the wife of the within named J. E. Groce known to me 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 4th day of April, 19 53 .

Walter Denton As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$50 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 5 day of June 19 53 at 10 o'clock P. M.
and recorded in Book 160 Page 520 this 10 day of June 19 53.
Deed Tax 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate