

4771

4.40 Federal Stamp

State of Alabama }
SHELBY County }

Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable consideration

to the undersigned grantor John Alfred Horton and wife, Myrtle Horton
in hand paid by Payne R. Matthews and Emma Matthews

the receipt whereof is acknowledged we the said
John Alfred Horton and wife, Myrtle Horton
do grant, bargain, sell and convey unto the said Payne R. Matthews and Emma Matthews

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

Shelby County, Alabama, to-wit:

That certain tract or parcel of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Town-
ship 21, Range 1 West, more particularly described as follows: Begin at the south
east corner of said Section 32 and run north along the section line 660 feet; thence
run in a westerly direction perpendicular to said section line 660 feet; thence run
south parallel to said section line 660 feet to southern boundary line of said
Section 32; thence run east along said southern boundary 660 feet to point of
beginning, containing 10 acres.

TO HAVE AND TO HOLD Unto the said Payne R. Matthews and Emma Matthews

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 15th day of September, 1953.

WITNESSES:

John Alfred Horton (Seal.)
John Alfred Horton
Myrtle Horton (Seal.)
Myrtle Horton

State of ALABAMA }
SHELBY COUNTY }

I, *Martha B. Joiner*, a Notary Public in and for said County, in said State,
hereby certify that John Alfred Horton and wife, Myrtle Horton
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 15th day of September 19 53

Martha B. Joiner As Notary Public

State of _____
Filed in the office of the Probate Judge on the 15 day of Sept 1953 at 1:30'clock P.M.
and recorded in Deed Book 162 Page 258 this 16 day of Sept 1953.
Deed Tax 4.00 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate

to be the wife or 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